BILL GARRETT, Davidson County
Trans:T20130066844 DEEDWARR
Recvd: 08/05/13 11:26 3 pgs
Fees:18.00 Taxes:821.40

20130805-0081587

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1445

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rufus Boyd 4513 Red Bark Court Antioch, TN 37013	NOLA Lending Group LLC 4000 S. Sherwood Forest Blvd. Baton Rouge, Louisiana 70816	183-5-A-326.00

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $222,000.00

Affiant

Subscribed and sworn to before me, this the 30th0th day of July, 2013.

Notary Public

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Richard Pena and wife, Youlanda Pena and Manuel Pena, a married man, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Rufus Boyd and Brenda Boyd, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of October Woods, Phase 3, Section 9, a Planned Unit Development, as of record in Instrument No. 20020916-0112495, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to the Richard Pena, a married man and Manuel Pena, a married man by Warranty Deed from Lifestyle Home Builders, Inc., a Tennessee corporation, dated May 10, 2004, recorded May 27, 2004, of record in Instrument No. 20040527-0062436, Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAVE NEVER BEEN THE PRIMARY RESIDENCE OF MANUEL PENA, GRANTOR.

Youlanda Pena joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Manuel Pena, by J. David Wicker pursuant to a Power of Attorney executed by Manuel Pena on July 25, 2013, of record in Instrument No. 20130805 0081584 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Richard Pena, by J. David Wicker pursuant to a Power of Attorney executed by Manuel Pena on July 25, 2013, of record in Instrument No. 20130805008158S, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Youlanda Pena, by J. David Wicker pursuant to a Power of Attorney executed by Manuel Pena on July 25, 2013, of record in Instrument No. 20130805008158S, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is Improved property located at: **4513 Red Bark Court, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **July, 2013.**

GRANTOR(S)

Richard Pena by J. David Wicker, his Attorney-in-Fact

Manuel Pena by J. David Wicker, his Attorney-in-Fact

Youlanda Pena by J. David Wicker, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Manuel Pena, Richard Pena, and Youlanda Pena,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **30th** day of **July, 2013.**

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: Richard Pena and wife, Youlanda Pena and Manuel Pena, a married man

TO: Rufus Boyd, an unmarried individual

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 30th day of July, 2013.

Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016