WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130068605 DEEDWARR
Recvd: 08/09/13 11:26 2 pgs
Fees:13.00 Taxes:629.00

20130809-0083832

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3

(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cesar O. Yepez and Maria Santos Vazeques De Gonzalez	People's Home Equity, Inc.	176-01-0-A-059.00 CO
(NAME)	(NAME)	
6864 Hickory Rim Court	5205 Maryland Way Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William D. Brightwell, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cesar O. Yepez and Maria Santos Vazeques De Gonzalez, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William D. Brightwell, by deed of record in Instrument Number 20020501-0053339 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20010814-0087812, Register's Office for Davidson County, Tennessee. Easement of record in Instrument No. 20010208-0012477, Register's Office for Davidson County, Tennessee. Charter of The Estates of Hickory Woods of record in Instrument No. 20010809-0085970, Register's Office for Davidson County, Tennessee. Deed to the Estates of Hickory Woods of record in Instrument No. 20010814-0087811, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6864 Hickory Rim Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of July, 2013.

William D. Brightwell

STATE OF FL
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. Brightwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of July, 2013.

Commission expires:

Notary Public

JAMES MCGILL
MY COMMISSION # EE858269
EXPIRES: December 13, 2016