BILL GARRETT, Davidson County
Trans:T20130093956 DEEDWARR
Recvd: 11/04/13 09:26 2 pgs
Fees:13.00 Taxes:628.63
20131104-0114039

WARRANTY DEED

DD13-3077

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00 .

Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

PAMELA JO SMITH WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foreland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omar Eduardo Garner Velasquez	People's Home Equity, Inc.	
3077 Bromley Way (ADDRESS)	5205 Maryland Way, Ste 100 (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	149-15A-393.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANCO DEVELOPMENT INC. DBA FRA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OMAR EDUARDO GARNER VELASQUEZ, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 101 on the Plan of Phase Ten, Cambridge Forest, of record in Instrument No. 20070103-0001061, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Danco Property Investments, LLC by Deed from Double M Partners, LLC of record in Book 11680, Page 863, Register's Office for Davidson County, Tennessee, dated September 29, 1999 and recorded on September 29, 1999.

Being the same property conveyed to Danco Development, Inc. dba Franklin Heritage Homes of record in Instrument No. 20130315-0026111, Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 15, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20070103-0001061; Book 10332, page 1, Book 10774, page 723, Instrument No. 20021023-0130058, Instrument No. 20020221-0022797, Instrument No. 20061025-0132073, Instrument No. 20070409-0041417, Instrument No. 20100224-0014180, Instrument No. 20130225-0018348, Plat Book 6900, page 561, Plat Book 3, page 26, Book 10343, page 769, Instrument No. 20110919-0072464, Book 7632, page 962, Book 10805, page 497, Book 1207, page 529, Instrument No. 20050413-0041295, Book 6881, page 320, Book 7453, page 445, Book 8795, page 158, Book 1147, page 148, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3077 Bromley Way, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of October, 2013.

Danco Development, Inc. dba Fra

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of October, 2013, before me personally appeared Austin Daniel, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Danco Development, Inc. dba Franklin Heritage Homes, a Tennessee corporation, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of October, 2013.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959