BILL GARRETT, Davidson County
Trans:T20130099537 DEEDWARR
Recvd: 11/25/13 08:59 2 pgs
Fees:13.00 Taxes:414.40

20131125-0120722

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of November, 2013, by and between Wendi McConnell and Dawn Hesse, party of the first part, and Analee Mora, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot 3, Section One, Addition to Jamestown Estate, of record in Book 8250, Page 400, Register's Office, Davidson County, Tennessee.

Being all or part of the same property conveyed to Dawn Hesse and Wendi McConnell by virtue of that certain Quit Claim Deed dated August 27, 2013, at Instrument No. 20130829-0091234 in the Register's Office of Davidson County, Tennessee. Sellers warrant that this property has been used for investment purposes only and never as their primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Wendi McConnell

Dawn Hesse by Wendi McConnell
Dawn Hesse By Wendi McConnell,
Attorney In Fact
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of November, 2013.

Notary Public

My Commission Expires: 10-13-2017

S. J. BEAUBOUEF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

On this 22nd day of November, 2013, before me personally appeared Wendi McConnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Dawn Hesse and acknowledged that she executed the same as the free act and deed of the said Dawn Hesse.

WITNESS my hand, at office, this 22nd day of November, 2013.

My Commission Expires: 6-13-2017

Notary Public

S. J. BEAUBOUEF STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Property Owner & Address:	Analee Mora 4121 Tea Garden Way Antioch, TN 37013
Tax Parcel No	15014008300
Property Address:	4121 Tea Garden Way Antioch, TN 37013
MAIL TAX BILLS TO:	Peoples Home Equity 5205 Maryland Way, Ste 100 **Brentwood, TN 37027**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $112,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of November, 2013.

My Commission Expires: 6-13-2017

Notary Public

S. J. BEAUBOUEF STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

20131029