Davidson County DEEDWARRSP
Recvd: 12/26/13 08:40 5 pgs
Fees:28.00 Taxes:444.00
20131226-0129635

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
ALONA STAFFORD 7564 W WINCHESTER DRIVE ANTIOCH, TN 37013	ALONA STAFFORD 7564 W WINCHESTER DRIVE ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($120,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BANCO POPULAR NORTH AMERICA (herein, "Grantor"), whose address is 8523 Commodity Circle Suite 100, Orlando, FL 32819, hereby sells, transfers and conveys to ALONA STAFFORD, an unmarried woman (herein, "Grantee"), whose address is 7564 W Winchester Drive, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 7564 W Winchester Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

PIN NO: 151100A01700CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WITNESS my hand and seal this 27th day of Nov., 2013.

GRANTOR:

Banco Popular North America

By: _____

Printed Name: Ivan M Chico

Title: Asp-Collections

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Florida, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Ivan Chico of Banco Popular North America, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 27 day of November, 2013.

[Affix Notary Seal]

Notary Public State of Florida
Cynthia A Morales
My Commission EE002554
Expires 08/28/2014

Cynthia Morales
SIGNATURE OF NOTARY PUBLIC

My commission expires: 8/28/2014

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00.

GRANTEE

Grantee signature _____
Alona Stafford

Subscribed and sworn to under oath before me, this 27 day of November, 2013.

[Affix Notary Seal]

SUSAN M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: FEB 26, 2017

EXHIBIT A

[Legal Description]

The following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17, Villages of Long Hunter, a Planned Unit Development, Phase 1, of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Property commonly known as: 7564 West Winchester Drive, Antioch, TN 37013

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20130906-0094209 on September 6, 2013.

PIN NO: 151100A01700CO

STREET ADDRESS:

7564 W Winchester Drive, Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

True Copy Certification

I, Heidi Copenheaver, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heidi Copenheaver
Signature

State of Pennsylvania

County of Washington

Personally appeared before me, Julie A. King, a notary public for this county and state, Heidi Copenheaver, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie A. King
Notary's Signature

My Commission Expires: 5-15-17
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JULIE A KING
Notary Public
CANONSBURG BORO., WASHINGTON CNTY
My Commission Expires May 15, 2017