WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140002211 DEEDWARR
Recvd: 01/10/14 10:58 2 pgs
Fees:13.00 Taxes:475.82

20140110-0002750

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/5/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deisi Flores	Peoples Home Equity, Inc.	120-09-0-029.00
(NAME)	(NAME)	
810 Currey Road	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gregory Gaines Kergosien, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Deisi Flores and Michael A. Salazar, wife and husband, 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 153, SECTION 1, GLENGARRY PARK, as shown on plat of record in Plat Book 2663, Page 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Christiana Ruth Kergosien to Gregory Gaines Kergosien as recorded on the 11th day of December, 2007 in Instrument No. 20071211-0142931 and Warranty Deed from Waynard Andrew Holloway to Gregory G. Kergosiens, a married person as recorded on the 3rd day of February, 2004 in Instrument No. 20040203-0013257, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Gregory Gaines Kergosien, III; Gregory Gaines Kergosien; and Gregory G. Kergosien all being one in the same person.

unimproved ☐

This is improved ☑ property, known as 810 Currey Road, Nashville, TN 37217
(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 8th day of January, 2014.

Gregory Gaines Kergosien III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 8th day of January, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gregory Gaines Kergosien III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015