NEW OWNER:

Kenia Gonzalez-Garcia
Yimy Huergo-Arjona
108 Shagbark Court
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~
PEOPLES HOME EQUITY INC.
2 MARYLAND FARMS, #110
BRENTWOOD, TN 37027

FILE NO: 13-1301

RETURN TO:
REALTY TITLE & ESCROW CO, INC
206A COOL SPRINGS BLVD #106
FRANKLIN, TN 37067

Map 164 Group 13-0-A Parcel 057.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140004389 DEEDWARR
Recvd: 01/21/14 11:17 2 pgs
Fees:13.00 Taxes:647.50
20140121-0005438

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Five Thousand and 00/100 Dollars** (**$175,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **KAREN PARL, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KENIA GONZALEZ-GARCIA and wife, YIMY HUERGO-ARJONA** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

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. 34 on the Plan of Final Plat, Phase Three, Treehaven Subdivision, as shown by plat of record in Instrument No. 20040913-0110149, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Karen Parl, unmarried, by Warranty Deed from Capitol Homes, Inc., dated February 27, 2006, and of record Instrument No. 20060307-0026294, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 108 Shagbark Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of **January, 2014**.

KAREN PARL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KAREN PARL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 10th day of **January, 2014**.

My commission expires: 7-25-16

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **175,000.00** .

AFFIANT

Sworn to and subscribed to before me 10 day of **January, 2014**.

NOTARY PUBLIC

My commission expires: 10-18-16

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Comm. Expires October 18, 2016