Davidson County	DEEDWARRSP
Recvd: 02/26/14 12:17	5 pgs
Fees:28.00 Taxes:296.00	
20140226-0016443	

True Copy Certification

I, CRAIG BURNS, 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.

Signature

State of Rhode Island

County of Newport

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/16/2016
Notary' Seal (if on paper)

RHODE ISLAND
NOTARY PUBLIC
MACKENZIE HARRINGTON
EXPIRES 11/16/2016
ID# 754677

SPECIAL WARRANTY DEED

PA-286394-RED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
ELIGIO QUIROZ ARRIETA FRANCISCA GUZMAN SORIANO 117 SHANNON AVENUE MADISON, TN 37115	ELIGIO QUIROZ ARRIETA FRANCISCA GUZMAN SORIANO 117 SHANNON AVENUE MADISON, TN 37115

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY THOUSAND AND 00/100 Dollars ($80,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR PFCA HOME EQUITY INVESTMENT TRUST CERTIFICATES, SERIES 2002-IFC2 (herein, "Grantor"), whose address is 19500 Jamboree Road, Irvine, CA 92612, hereby sells, transfers and conveys to ELIGIO QUIROZ ARRIETA and FRANCISCA GUZMAN SORIANO, husband and wife, as tenants by the entirety (herein, "Grantee"), whose address is 913 Richards Road, 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: 117 Shannon Avenue, Madison, TN 37115

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.

WITNESS my hand and seal this 14th day of February, 2014.

PIN NO: 043-01-0-228.00

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

GRANTOR:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR PFCA HOME EQUITY INVESTMENT TRUST CERTIFICATES, SERIES 2002-IFC2 by IMPAC FUNDING CORPORATION as Attorney in Fact

By: _____
Printed Name: Jerome Yap
Title: AVP

STATE OF CALIFORNIA
COUNTY OF ORANGE

On February 14th, 2014 before me, Michael Hutson - Notary Public, personally appeared Jerome Yap who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the Instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Michael Hutson - Notary Public
My commission expires: February 2, 2018

MICHAEL HUTSON
Commission # 2054348
Notary Public - California
Orange County
My Comm. Expires Feb 2, 2018

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00.

GRANTEE

Grantee signature Eligio Quiroz Arrieta
Elgio Quiroz Arrieta

Subscribed and sworn to under oath before me, this 20th day of February, 2014.

[Affix Notary Seal]

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

GRANTEE

Grantee signature Francisca Guzman Soriano
F.G.S ~~Fancisca~~ Francisca Guzman Soriano

Subscribed and sworn to under oath before me, this 20th day of February, 2014.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NUMBER 1 ON THE PLAN OF SHANNON PLACE SUBDIVISION, SECTION 1 OF RECORD IN BOOK 11190, PAGE 55, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

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 Instrument No. 20131104-0114061 on November 4, 2013.

PIN NO: 043-01-0-228.00

STREET ADDRESS: 117 Shannon Avenue, Madison, TN 37115

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, a title search, 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. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.