G-25847-4
Box 14

**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Juana Villegas De La Paz
217 Margo Lane
Nashville, TN 37211
**SEND TAX BILLS TO:**
Peoples Home Equity, Inc.
5205 Maryland Way, S/100
Brentwood, TN 37027

# WARRANTY DEED

(Map 148-02-0, Parcel 005.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **DALLAS ROBERT PLATTSMIER, unmarried**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **JUANA VILLEGAS DE LA PAZ and CIRILO CARACHURE, wife and husband**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 120, Section Four, Haywood Acres, according to plat and survey of same appearing of record in Plat Book 2900, page 93, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Dallas Robert Plattsmier, unmarried, Dallas Robert Plattsmier a/k/a Dallas R. Plattsmier by Quitclaim Deed from Dallas R. Plattsmier, unmarried, and Jamie L. Plattsmier, unmarried, dated December 17, 2007, of record in Instrument No. 20071231-0149220, in the Register's Office of Davidson County, Tennessee. Said property was previously conveyed to Dallas R. Plattsmier and wife, Jamie L. Plattsmier by Warranty Deed dated June 13, 1996, of record in Book 10092, page 850, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2900, page 93; to restrictive covenants of record in Book 3075, Page 160; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 217 Margo Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantees.

BILL GARRETT, Davidson County
Trans:T20140020213 DEEDWARR
Recvd: 03/26/14 13:10 2 pgs
Fees:13.00 Taxes:491.73
20140326-0024865

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 21st day of March, 2014.

DALLAS ROBERT PLATTSMIER

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dallas Robert Plattsmier, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of March, 2014.

Notary Public

My Commission Expires: AUGUST 16, 2014

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of March, 2014.

Notary Public

My commission expires: AUGUST 16, 2014

File No. 20140052

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD