WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/14 08:53 3 pgs
Fees:18.00 Taxes:693.75
20140417-0032078

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Dawn A. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2014.

Kristi Minton
Notary Public

MY COMMISSION EXPIRES: 9/18/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRUDY STAFFORD
Stafford Land Title, LLC
540 Heritage Pointe Dr., Suite A
Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Garcia	Peoples Home Equity Inc.	171-3B-241.00
(NAME)	(NAME)	
601 Old Hickory Blvd. #45	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Knoxville, Tn. 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Paul Talley, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge Garcia and Lealyn Garcia, Husband and Wife**, 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 Unit No. 3 on the Plan of Townhomes of Fredericksburg, Phase Two Section Seven, of record in Plat Book 9700, Page 957, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Talley, unmarried dated the 12th day of May, 2006 from Andrew D. Schimmel and Rowena D. Schimmel, formerly known as Rowena D. Woodson by Warranty Deed of record in Instrument No. 20060516-0057290, recorded the 16th day of May, 2006, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 10126, Page 435, and as amended in Book 10224, Page 683, as amended in Instrument Number 20000718-0070558, as re-recorded in Instrument Number 20050705-0076596l, said Register's Office.

Paul Talley has since married to Mandy Talley and she joins in this conveyance for the sole purpose of conveying any and all of her marital rights to the said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 601 Old Hickory Blvd. #45, Brentwood, TN 37027
(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/our hand(s) this 11th day of April, 2014.

Paul Talley

Mandy Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of April, 2014, before me personally appeared Paul Talley and Mandy Talley to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 6/16/15

Notary Public

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File Number: 20140007
RETURN TO:
Stafford Land Title, LLC
540 Heritage Pointe Dr., Suite A
Clarksville, TN 37042

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

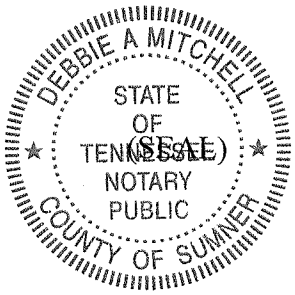
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 4/19/2017