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BILL GARRETT, Davidson County
Trans:T20140029296 DEEDWARR
Recvd: 04/30/14 08:37 2 pgs
Fees:13.00 Taxes:647.13
20140430-0036107

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131282

Send Tax Bills To:
Peoples Home Equity, Inc.
5205 Maryland Way, Suite 200
Brentwood, TN 37027

New Owner is:
Jason M. Valentine
460 Carl Miller Drive
Antioch, TN 37013

MAP: 173-01-0

PARCEL: 150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ann Nguyen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jason M. Valentine and Linda Hockaday, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **460 Carl Miller Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section II-B, Monte Carlo, as shown on plat of record in Plat Book 5050, Page 99, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Ann Nguyen by Warranty Deed from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC3, dated 7/23/13 and recorded 8/26/13 in Instrument Number 20130826-0089465, Register's Office for Davidson County, Tennessee.

Subject property has never been the residence of Grantor or her spouse.

AN

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of April, 2014.

GRANTOR(S):

ANN NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ann Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of April, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$174,900.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of April, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____