Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $141,900.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2014.

Notary Public
My commission expires: 11-3-15

Address of New Owner:	Send Tax Bills to:	Tax Information
Ricardo Urbina Moctezuma	Peoples Home Equity	161 160 00300
509 Cedarhill Drive	5205 Maryland Way, Ste., 101	
Antioch, TN 37013	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kurt Denny,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ricardo Urbina Moctezuma and Rosaanna Michelle Urbina, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 12, SECTION 4, DREAMLAND ESTATES, as shown on plat of record in Plat Book 6900, Page 188, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kurt Denny by Deed from Thomas Mattingly, a married man, recorded on November 8, 2013 in Instrument Number 20131108-0116194, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) Restrictive Covenants of record in Book 7131, Page 515, Register's Office for Davidson County, Tennessee; (2) Subject to all matters appearing of record in Plat Map Book 6900, Page 188, Register's Office for Davidson County, Tennessee.

This property is improved property known as **509 Cedarhill Drive, Antioch, TN 37013**

BILL GARRETT, Davidson County
Trans:T20140045817 DEEDWARR
Recvd: 06/27/14 10:39 2 pgs
Fees:13.00 Taxes:525.03
20140627-0056425

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 17th day of June, 2014.

Kurt Denny

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at this 17th day of June, 2014.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014053087