WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/14 10:58 2 pgs
Fees:13.00 Taxes:503.20
20140728-0066701

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF July, 2014

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin A Ventura & Patricia Ventura	Peoples Home Equity, Inc.	MAP-PAR. 034-03-0-035.00
(NAME)	(NAME)	
119 Shepherd Hill Dr	5205 Maryland Way #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jorge Acevedo and Rosa Acevedo** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin A Ventura and Patricia Ventura**, 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, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Number 22 on the Map of Shepherd Hills, Section Number 1 as of record in Book 2331, Page 46, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the Easterly margin of Shepherd Hills Drive at the corner of Lots 22 and 23; thence with the margin of said Drive, Southerly 178.67 feet to a point at the beginning of a curve; thence around said curve in an Easterly Direction, 32.1 feet to a concrete monument in the Northerly margin of a 50-foot unnamed Street; thence with said Street, Easterly 220 feet to a concrete monument; thence Northerly along the rear line of Lot 22, 222.8 feet to a corner of Lots 22 and 23; thence Westerly along the line between said lots 180.6 feet to the point of beginning.

Being the same property conveyed to JORGE ACEVEDO AND ROSA ACEVEDO, by deed from 119 SHEPHERD HILLS DRIVE, LLC, of record in Instrument No. 20070712-0083297, dated July 10, 2007, said Register's Office.

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.

Executed by my hand this 24th Day of July, 2014.

Jorge Acevedo, Seller

Rosa Acevedo

Rosa Acevedo, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jorge Acevedo and Rosa Acevedo, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Managing Partner.

Witness my hand and Official Seal this 24th Day of July, 2014

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer C. Cole 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 TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)