BILL GARRETT, Davidson County
Trans:T20140058059 DEEDWARR
Recvd: 08/08/14 09:02 2 pgs
Fees:13.00 Taxes:558.70
20140808-0071424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Affiant

Subscribed and sworn to before me, this 6th day of August, 2014.

Notary Public

My commission expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BENJAMIN SCHUMACHER **REGINA SCHUMACHER**	Churchill Mortgage Corporation	**13405003500**
805 REISCHA CT	761 Old Hickory Blvd, Ste 400	
NASHVILLE, TN 37211	Brentwood, TN. 37027	

FOR AND IN 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 ACKNOWLEDGE, WE,

JORGE LEON GUZMAN, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN SCHUMACHER and REGINA M. SCHUMACHER, 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 Lot Number 67 on the Plan of Section Three, Addition to Greenwood Hills, of record in Book 5200, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO JORGE LEON GUZMAN, BY SPECIAL WARRANTY DEED FROM PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC, DATED 07/05/2013 AND RECORDED ON 07/19/2013 IN INSTRUMENT NUMBER 20130719-0074771, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARIA ERICA VARAGAS JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARTIAL INTEREST SHE MAY HAVE IN THE PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 805 REISCHA CT, NASHVILLE, TN 37211.

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 in 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 6th day of August, 2014.

JORGE LEON GUZMAN

MARIA ERICA VARAGAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JORGE LEON GUZMAN AND MARIA ERICA VARAGAS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016