BILL GARRETT, Davidson County
Trans:T20140074315 DEEDWARR
Recvd: 10/02/14 13:35 2 pgs
Fees:13.00 Taxes:310.80

20141002-0091145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 84,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2014.

Notary Public

My commission expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JESSICA D. RICALDAY	FIRST GUARANTY MORTGAGE CORP.	08111049100
1724 ARTHUR AVE	1900 GALLOWS RD., STE. 800	
NASHVILLE, TN 37208	TYSONS CORNER, VA 22182	

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,

JOANN BROWN-WILLIAMS and EDWARD WILLIAMS, MARRIED

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

JESSICA D. RICALDAY AND GEOFFREY D. PERALTA, WIFE AND HUSBAND

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 THE SOUTHERLY 33 FEET OF LOT NO. 300 ON THE PLAN OF THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOANN BROWN-WILLIAMS, MARRIED, BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED 09/04/2012 AND RECORDED ON 09/07/2012 IN INSTRUMENT NUMBER 20120907-0081071, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $38,830.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE, DATED 03/21/2012 AND RECORDED ON 07/19/2012 IN INSTRUMENT NUMBER 20120719-0063659, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO LASHAWN EDWARDS AND HUSBAND, ANTWAND COVINGTON, BY QUITCLAIM DEED FROM LASHAWN EDWARDS, SINGLE, DATED 08/16/2006 AND RECORDED ON 08/22/2006 IN INSTRUMENT NUMBER 20060822-0103497, SAID REGISTER'S OFFICE.

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 1724 ARTHUR AVE, NASHVILLE, TN 37208.

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 29th day of September, 2014.

JOANN BROWN-WILLIAMS

EDWARD WILLIAMS

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, JOANN BROWN-WILLIAMS and EDWARD WILLIAMS, 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 29th day of September, 2014.

Notary Public

My Commission Expires: 9-11-17

LAURIE BEARDEN HOPKINS NOTARY PUBLIC GORDON COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 11, 2017