Limestone

BILL GARRETT, Davidson County
Trans:T20140080716 DEEDWARR
Recvd: 10/27/14 12:55 2 pgs
Fees:13.00 Taxes:486.55
20141027-0098786

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 131,500.00

Affiant

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

Notary Public

My commission expires: 1/2-5

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC 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:
NAI AYE **MIE MIE AYE**	**PEOPLES HOME EQUITY, INC.**	**16202017400**
5100 COLEMONT DR	**5205 MARYLAND WAY, SUITE 100**	
ANTIOCH, TN 37013	**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,

ANIBAL A. RIVERA and JUANA M. RIVERA

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

NAI AYE and MIE AYE, 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:

The following certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot 30, Plan of Fair Oaks, as shown on plat of record in Plat Book 4175, pages 42 and 43, 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 ANIBAL A. RIVERA and JUANA M. RIVERA, BY DEED FROM STERLING VENTURES, LLC, DATED 02/29/2008 AND RECORDED ON 03/04/2008 IN INSTRUMENT NUMBER 20080304-0021554, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 5100 COLEMONT DR, ANTIOCH, TN 37013.

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 17th day of October, 2014.

Anibal A Rivera
ANIBAL A. RIVERA

Juana M. Rivera
JUANA M. RIVERA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANIBAL A. RIVERA and JUANA M. RIVERA, 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 17th day of October, 2014.

Elizabeth Maison
Notary Public

My Commission Expires: 2.11.16

