G#26466-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140083446 DEEDWARR
Recvd: 11/05/14 09:08 2 pgs
Fees: 13.00 Taxes: 499.50
20141105-0102079

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Ana Gloria Calderon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana Gloria Calderon	Peoples Home Equity, Inc.	Map 041-11-0
(NAME) 4009 Sussex Drive	(NAME) 5205 Maryland Way, Suite 100	Parcel 06500
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **JAMES Z. GOODWIN AND WIFE, RAYMELL P. GOODWIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANA GLORIA CALDERON, A MARRIED WOMAN, AND ANA GLORIA ELIZABETH MOJICA, AN UNMARRIED WOMAN,** as joint tenants with right of survivorship, 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 No. 331 on the Plan of Bellshire Estates, Section A, of record in Plat Book 2331, pages 115 - 116, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Z. Goodwin and Raymell P. Goodwin, Husband and Wife, by deed dated March 24, 2000, from Stopka, Inc. of record in Instrument No. 20000405-0034507, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing on the plan of record in Book 2331, page2 115-116, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4009 Sussex Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 31st day of October, 2014.

James Z. Goodwin by
Kevin D. Montgomery, attorney in fact
James Z. Goodwin
By Kevin D. Montgomery, Attorney in Fact

Raymell P. Goodwin by
Kevin D. Montgomery, attorney in fact
Raymell P. Goodwin
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2014, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of James Z. Goodwin and Raymell P. Goodwin and acknowledged that he executed the same as the free act and deed of James Z. Goodwin and Raymell P. Goodwin..

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2014.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018