# WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $107,900.00.

Affiant

Subscribed and sworn to me on October 31, 2014.

NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans: T20140084322 DEEDWARR
Recvd: 11/07/14 12:45 2 pgs
Fees: 13.00 Taxes: 399.23
20141107-0103114

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27887SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Enrique Blanco Gonzalez<br>329 Bart Drive<br>Antioch, TN 37013 | Peoples Home Equity, Inc.<br>5205 Maryland Way<br>Ste 100<br>Brentwood, TN 37027 | 162-03-0-148.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Terri Hollandsworth-Rutherford and husband John Rutherford, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Enrique Blanco Gonzalez, an unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property located in Davidson County, Tennessee, being Lot No. 284 on the plan of Antioch Park, Section 5, of record in Plat Book 4460, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Terri Hollandsworth, an unmarried woman by Warranty Deed from Ronald C. Smith and wife, Linda W. Smith and Linda W. Smith as heirs at law of James C. Williams, deceased of record as Instrument No. 20040510-0053092, Register's Office for Davidson County, Tennessee. The said Terri Hollandsworth is now known as Terri Hollandsworth-Rutherford

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and paid by Grantors; 2015 and subsequent County Taxes are assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on Plan of record in Plat Book 4460, page 58, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for Antioch Park of record in Book 4562, page 949, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 329 Bart Drive, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on October 31, 2014.

Terri Hollandsworth-Rutherford

**John Rutherford**

**STATE OF TENNESSEE, COUNTY OF WILLIAMSON**

On October 31, 2014, before me personally appeared Terri Hollandsworth-Rutherford and husband John Rutherford to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 31, 2014.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-14-2017

Return to:
REALTY Title & Escrow Co, Inc
206A Cool Springs Blvd
#106
Franklin, TN 37067