Box 14

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00.

Leo D Ruiz Dominguez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of November, 2014.

Notary Public

Commission Expiration: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20140084702 DEEDWARR
Recvd: 11/10/14 09:26 2 pgs
Fees: 13.00 Taxes: 395.90
20141110-0103430

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Leo D. Ruiz Dominguez and Matilde N. Portillo Amaya 309 Janette Ave. Goodlettsville, TN 37072	Peoples Home Equity, Inc. 5205 Maryland Way, S/100 Brentwood, TN 37027	-33-8-85

WARRANTY DEED

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 ACKNOWLEDGED, I, **Sheila Rainey Revord, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leo D. Ruiz Dominguez and Matilde N. Portillo Amaya, 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:

Property known as 309 Janette Ave. Goodlettsville, TN 37072, County of Davidson

Land in Davidson County, Tennessee, being Lot No.271, on the Plan of Gatewood, Section 2, of record in Book 3700, Pages 144 and 145, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is a tract of land conveyed to the State of Tennessee, dated November 8, 2001, of record in Instrument No. 20011114-0124861, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheila Rainey, a single woman by Deed from Judith R. Ayers and Jennifer A. Ayers, dated June 7, 1994, of record in Book 9373, Page 791, Register's Office for Davidson County, Tennessee. The property was quitclaimed to Sheila Rainey Revord by Quitclaim Deed from Dale Richard Revord, dated June 23, 2000, of record in Instrument No. 20000724-0073080, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID is as follows 33-8-85

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 309 Janette Ave., Goodlettsville, TN 37072

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 unemcumbered, 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 hand this 6th day of November, 2014.

Sheila Rainey Revord

Sheila Rainey Revord

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 2014, before me personally appeared Sheila Rainey Revord, unmarried, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 6th day of November, 2014.

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

Rita B Mitchell

Notary Public
Commission Expiration: 1-5-2016