Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 14000378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Subscribed and sworn to before me, this 25th day of November, 2014.

Notary Public

My commission expires: _____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

BILL GARRETT, Davidson County
Trans: T20140089650 DEEDWARR
Recvd: 12/01/14 10:19 2 pgs
Fees: 13.00 Taxes: 429.20
20141201-0109750

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NIKKIE MARLOWE	Regions Home Equity Inc	**07101009900**
1308 N AVONDALE CIRCLE	150 N. Sperry Oaks	
NASHVILLE, TN 37207	Knoxville, TN 37922	

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,

ADOLFO ANTONIO BELTRAN, MARRIED

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

NIKKIE MARLOWE, AN UNMARRIED WOMAN

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. 12 on the Plan of Trinity Hills Village, Section 1, as of record in Book 4175, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING THE SAME PROPERTY CONVEYED TO ADOLFO ANTONIO BELTRAN, MARRIED, BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-2, DATED 05/08/2008 AND RECORDED ON 06/12/2008 IN INSTRUMENT NUMBER 20080612-0060657, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALBERTINA RUANO BELTRAN JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE PROPERTY.

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 1308 N AVONDALE CIRCLE, NASHVILLE, TN 37207.

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 25th day of November, 2014.

ADOLFO ANTONIO BELTRAN

ALBERTINA RUANO BELTRAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ADOLFO ANTONIO BELTRAN AND ALBERTINA RUANO BELTRAN, 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 25th day of November, 2014.

Notary Public

My Commission Expires: 1/26/14

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY