G#26686-2 BOX #14

BILL GARRETT, Davidson County
Trans:T20140092838 DEEDWARR
Recvd: 12/11/14 13:58 2 pgs
Fees:13.00 Taxes:534.65
20141211-0113596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 144,500.00

Jesus A. Becerra
Affiant

Subscribed and sworn to before me, this 9th day of December, 2014.

Notary Public

My commission expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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:
JESUS A. BECERRA **MONICA PLASCENCIA VALDIVIA**	**PEOPLES HOME EQUITY, INC.**	**12005010900**
909 WINTHORNE DR	**5205 MARYLAND WAY, SUITE 100**	
NASHVILLE, TN 37217	**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,

ANTONIO HERRERA and wife, JULIA HERRERA

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

JESUS A. BECERRA AND MONICA PLASCENCIA VALDIVIA, 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:

LAND in Davidson County, Tennessee, being Lot No. 502 on the Plan of Glengarry Park, Section Five, as of record in Book 2900, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY CONVEYED TO ANTONIO HERRERA and wife, JULIA HERRERA, BY WARRANTY DEED FROM RODRIGO A. GIRON AND DEISEY MATAMOROS, DATED 10/12/2006 AND RECORDED ON 10/20/2006 IN INSTRUMENT NUMBER 20061020-0130306, 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.

1. All matters shown on the Plan of record in Book 2900, Pages 145 and 146, said Register's Office;

2. Deed of Easement for driveway purposes of record in Book 5779, Page 250, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants contained in instrument of record in Book 2743, Page 231, and in Book 3186, Page 148, Register's Office for Davidson County, Tennessee; and,

4. Taxes for the current year which have been prorated between the parties and were paid by the Grantors herein and subsequent years, not yet due and payable.

This is improved (_X_) unimproved (_____) property known as 909 WINTHORNE DR, NASHVILLE, TN 37217.

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 9th day of December, 2014.

ANTONIO HERRERA

JULIA HERRERA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANTONIO HERRERA and JULIA HERRERA, 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 9th day of December, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016