WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003989 DEEDWARR
Recvd: 01/16/15 09:43 2 pgs
Fees:13.00 Taxes:447.70
20150116-0004632

G-NP-14-705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2015.

A. E. GEORGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

My Commission Expires MAY 3, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Antonio Nunez	**Peoples Home Equity**	
(NAME) **705 Winter Haven Court**	(NAME) **5205 Maryland Way, Suite 100**	**150-11-0-209.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BERTRAND M. CRAWFORD AND WIFE, JOYLEEN CRAWFORD,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANTONIO OCHOA NUNEZ AND BENITA DUENAS LOPEZ, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 328 on the Plan of Final P.U.D. Plan, Section Four-A, Towne Village of the Country of record in Plat Book 6250, Page (s) 20 and 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bertrand M. Crawford and wife, Joyleen Crawford by Warranty deed from Peter D. Young and Lisa A. Young, husband and wife of record in Instrument No. 20010329-0030180 Register's Office for Davidson County, Tennessee, dated March 22, 2001 and recorded on March 29, 2001.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 20 and 21, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville of record in Book 5644, Page 667; Book 5866, page 45; Book 6631, page 112; Book 6947, page 297 and Book 6947, page 288, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6304, Page 985, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **705 Winter Haven Court , Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF JANUARY, 2015.

Bertrand M. Crawford by Nikesha Saul-Miller attorney in fact

Bertrand M. Crawford by Nikesha Saul-Miller,
Attorney in Fact

Joyleen Crawford by Nikesha Saul-Miller attorney in fact.

Joyleen Crawford by Nikesha Saul-Miller,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nikesha Saul-Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BERTRAND M. CRAWFORD AND JOYLEEN CRAWFORD, and who acknowledged she executed the same as the free act and deed of the said BERTRAND M. CRAWFORD AND JOYLEEN CRAWFORD.

Witness my hand and official seal, this the 13th of January, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066