WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150014868 DEEDWARR
Recvd: 03/02/15 10:02 2 pgs
Fees:13.00 Taxes:479.89
20150302-0017578

G-SR-15-01217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Oscar Escobar Esquivel and Zuleyma Estrada Larios	**People's Home Equity, Inc.**	
(NAME) **1217 Springwood Drive**	(NAME) **5205 Maryland Way**	**63-16-B-119.00 CO**
(ADDRESS) **Old Hickory, TN 37138**	(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 **JESSICA D. SMITHSON, A SINGLE PERSON AND MARK A ISAAC AND WIFE, ANA ISAAC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **OSCAR ESCOBAR ESQUIVEL AND ZULEYMA ESTRADA LARIOS, 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 201, HAMPTON PARK (FORMERLY CHITWOOD DOWNS), as shown on plat of record in Plat Book 6900, Pages 550, 551 and 552, corrected by Certificate of Correction recorded in Book 7462, Page 445 and Surveyor's Certificate of Correction recorded in Book 8110, Page 401, amended in Book 8181, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jessica D. Smithson and Mark A. Isaac and wife, Ana Isaac by Warranty Deed from Robert Thomas Summers and Charles Mark Summers (also known as Robert Summers and Mark Summers),. recorded on the 2nd day of November, 2007 in Instrument No. 20071102-0129247, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMPTON PARK (FORMERLY CHITWOOD DOWNS), as recorded in Plat Book 6900, Page(s) 550, 551 and 552, corrected by Certificate of Correction recorded in Book 7462, Page 445 and Surveyor's Certificate of Correction recorded in Book 8110, Page 401, amended in Book 8181, Page 112 and Boundary Plat recorded in Plat Book 6900, Page 405.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 7351, Page 852, amended in Book 7451, Page 739 and Book 8336, Page 393.
- Charter of Homeowners Association recorded in Book 7431, Page 204, Book 8517, Page 762 and Book 8833, Page 216.
- Easements recorded in Book 7460, Page 930, Book 7489, Page 515 and Book 8739, Page 991.
- Easement for Flowage, recorded in Book 2247, Page 75.
- Easement for Public Utilities, recorded in Book 8007, Page 235 and Book 8657, Page 179.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 11030, Page 740 and Book 11030, Page 785.
- Quitclaim Deeds for Open Space recorded in Book 8207, Page 276 and Book 8951, Page 797.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1217 Springwood Drive, Old Hickory, Tennessee 37138**.

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 25th DAY OF FEBRUARY, 2015.

Jessica D. Smithson

Jessica D. Smithson

Mark A. Isaac

Ana Isaac by Mark A. Isaac, Attorney in Fact

Ana Isaac by Mark A. Isaac, 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, JESSICA D. SMITHSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my ~~hand~~ and official seal, this the ~~27th~~ 25th TMP of February, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A ISAAC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Isaac , 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 ANA ISAAC, and who acknowledged he/she/they executed the same as the free act and deed of the said ANA ISAAC.

Witness my hand and official seal, this the 25th of February, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
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