NEW OWNER:

ESPERANZA S. ALEXIA
604 HIBBITTS CT
NASHVILLE, TN 37214

SEND TAX BILLS TO:

PEOPLES HOME EQUITY, INC.
5205 MARYLAND WAY, SUITE 100
BRENTWOOD, TN 37027

Map & Parcel 095120A19800CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0347

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150034291 DEEDWARR
Recvd: 05/05/15 09:49 3 pgs
Fees:18.00 Taxes:481.00
20150505-0040607

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIMBERLY BASSHAM, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ESPERANZA S. ALEXIA and DAMIEN ALEXIA, wife, and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 24 on the Plan of Lakeland, Phase Two, Section Two, as shown on the plat of the same of record in Plat Book 7900, Page 103, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to KIMBERLY BASSHAM, an unmarried person by Warranty Deed from Charles E. Walker, unmarried, dated October 12, 2012, and of record in Instrument No. 20121015-0093931, Register's Office for DAVIDSON County, Tennessee.
>
> This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 604 HIBBITTS CT, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 103, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 29th day of April, 2015.

KIMBERLY BASSHAM

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIMBERLY BASSHAM**, 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 at office this 29th day of April, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**.

Esperanza S. Alexia
AFFIANT

Sworn to and subscribed to before me this 29th day of April, 2015.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018