BILL GARRETT, Davidson County
Trans:T20150041800 DEEDWARR
Recvd: 05/29/15 12:06 2 pgs
Fees:13.00 Taxes:462.50
20150529-0049692

PREPARED BY:
~~RECORD AND RETURN TO~~;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA DR, STE. 307
NASHVILLE, TN 37217
15NT00161
WARRANTY DEED
Return TO:

SIGNATURE TITLE SERVICES LLC
4751 Trousdale Dr. Suite 111
Nashville, TN 37220

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2015

Notary Public

MY COMMISSION EXPIRES: 11.5.18

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER :
Dalla Colindres
3033 Cedarcliff Ct
Antioch, TN 37013

SEND TAX BILLS TO:
Peoples Home Equity Inc
150 N. Seven Oaks
Knoxville TN 37922

MAP-PARCEL NUMBERS
150090166 00

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 ACKNOWLEDGED, WE,
Alicia Gragg and Daniel Gragg, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO: **Dalia Y. Colindres, 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:

BEING LOT NO. 94 ON THE PLAN OF FOREST VIEW PARK, PHASE I, SECTION V, AS OF RECORD IN PLAT BOOK 6250, PAGE 458, 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 ALICIA GRAGG AND DANIEL GRAGG, WIFE AND HUSBAND BY WARRANTY DEED FROM JONATHAN W. SPENCE, A MARRIED MAN AND WIFE, JENNIFER SPENCE AS RECORDED 7-6-07 AS INSTRUMENT NO. 20070706-0080533.

This is improved property commonly known as 3033 CEDARCLIFF COURT, ANTIOCH, TN 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 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 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 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 our/my hand(s) this 8 day of May, 2015.

Alicia Gragg

Daniel Gragg

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alicia Gragg and Daniel Gragg the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of May, 2015.

Commission Expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public