BILL GARRETT, Davidson County
Trans:T20150045343 DEEDWARR
Recvd: 06/09/15 13:27 2 pgs
Fees:13.00 Taxes:373.70
20150609-0054159

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $~~10~~1,000.00

Affiant

Subscribed and sworn to before me, this ~~11~~ 8th day of June, 2015.

Notary Public
My commission expires: ~~10/18/16~~ 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

07-1505-86016

Address of New Owner:	Send Tax Bills to:	Tax Information
Jay P. Morgan 3628 Donna Kay Drive Nashville TN 37211	Peoples Home Equity, Inc. 5205 Maryland Way, Ste 100 Brentwood, TN 37027	134-090-0-094.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Juan C. Valadez, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jay P. Morgan and Felicia F. Morgan, husband and wife, hereinafter called the Grantees, their successors 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. 80, on the Plan of Phase One, Woodland Hills, of record in Book 6900, Pages 666, 667, 668, and 669, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Juan C. Valadez, a married person by deed from Florence J. Berkley, an unmarried woman, dated March 31, 2005, recorded April 4, 2005, of record in Instrument No. 20050404-0036088, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Alicia Valadez, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 3628 Donna Kay Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of June, 2015.

Juan Carlos Valadez
Juan C. Valadez

Alicia Valadez
Alicia Valadez

STATE OF Arkansas
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Juan C. Valadez and Alicia Valadez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of June, 2015.

Notary Public

My Commission expires: 3/7/22

DANIEL ANGELES
NOTARY PUBLIC
ARKANSAS
SALINE COUNTY
12386606 EXPIRES 3-7-2022