WARRANTY DEED

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $186,000.00

Jessica Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF June, 2015.

Jennifer Chandler Cole
Notary Public

MY COMMISSION EXPIRES: 01-09-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

Davidson County DEEDWARR
Recvd: 06/30/15 14:20 2 pgs
Fees:13.00 Taxes:688.20
20150630-0063206

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather McGovern	Peoples Home Equity	173-11-0A-069.00
(NAME)	(NAME)	
701 KELSEY COURT	5205 Maryland Way Suite 100	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HECTOR PEREZ, UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather McGovern and Jason C. McGovern, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 48 on the Plan of Section Two, Stanford Village, of record as Instrument No. 20010226-0017614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to HECTOR PEREZ, by deed from JOSEPH SMITH AND WIFE, MELANIE SMITH, of record as Instrument No. 20120403-0028054, dated March 30, 2012, and by Quitclaim Deed from SILVIA HERNANDEZ, of record as Instrument No. 20120403-0028056, dated March 30, 2012, said Register's Office.

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.

Executed by my hand this 19th Day of June 2015.

SELLER

Hector Perez By Maxine J Rucker
By POA

HECTOR PEREZ BY MAXINE J. RUCKER
BY POA

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 MAXINE J. RUCKER AS ATTORNEY IN FACT FOR HECTOR PEREZ and , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained as such ATTORNEY IN FACT.

Witness my hand and Official Seal this 19th Day of June 2015.

Jennifer Chandler Cole

Jennifer Chandler Cole- Notary Public My Commission Expires: **01/09/2016**

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Chandler Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 08 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE