G#-27423-2

Box#14

BILL GARRETT, Davidson County
Trans:T20150054933 DEEDWARR
Recvd: 07/08/15 09:16 2 pgs
Fees:13.00 Taxes:632.70
20150708-0066094

WARRANTY DEED

J. CAROLYN LOYD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$175,000.00~~ $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 3-11-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Karen Y. Rodriguez Andrade and Jorge A. Soto Bocanegra	Peoples Home Equity, Inc	151 10 0A 198.00
(NAME)	(NAME)	
1624 London Gardens Ct	5205 Maryland Farms, Ste 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John E. Corlew, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karen Y. Rodriguez Andrade and Jorge A. Soto Bocanegra, wife and husband**, 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 Number 178 Phase Two, Villages of Long Hunter as shown by plat of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John E. Corlew and Zita Bursikova Edsall, unmarried, joint tenants with rights of survivorship by Warranty Deed from Ole South Properties, Inc., dated September 25, 2002 and recorded October 01, 2002 as Instrument No. 20021001-0119332, in said Register's Office for Davidson County, Tennessee. *Being re-recorded October 18, 2002 as Instrument No. 20021018-0128388 to correct derivation clause.*

Further being the same property conveyed to John E. Corlew by Quitclaim Deed from Zita Bursikova Edsall dated December 9, 2014 and recorded February 10, 2015 as Instrument No. 20150210-0012410, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1624 London Gardens Ct, 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, has 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 hands this 1st day of July, 2015.

John E. Corlew

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.John E. Corlewthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2015.

Notary Public

My Commission Expires: 2-6-17

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: CLA-152778