BILL GARRETT, Davidson County
Trans:T20150072289 DEEDWARR
Recvd: 08/26/15 09:35 2 pgs
Fees:13.00 Taxes:869.50
20150826-0086229

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015070017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $235,000.00

Sworn to and subscribed before me this 24th day of August, 2015.

Affiant

Notary Public
my commission exp 10/18/16

DANIEL DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:
Matthew Ryan Dean
177 McCall Street
Nashville, TN 37211

Send Tax Bills to:
PEOPLES HOME EQUITY INC
150 N. SEVEN OAKS
KNOXVILLE, TN 37922

Map-Parcel Numbers:
133-020-370.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christin R. Loera and husband Ernesto M. Loera** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Ryan Dean unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of McCall Park of record in Plat Book 3500, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 85.1 feet on the South side of McCall Street and runs back 235.8 feet on the East line and 236.8 feet on the West line to a deed line in the rear on which it measures 85.1 feet.

Being the same property conveyed to Christin R. Loera and husband, Ernesto M. Loera by Warranty deed from George A. Goodfred and wife, Norita W. Goodfred of record in Instrument No. 20100330-0023567 Register's Office for Davidson County, Tennessee, dated March 29, 2010 and recorded on March 30, 2010.

This is improved property known as **177 McCall Street, Nashville, TN 37211.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this24th day of August, 2015.

Christin R. Loera

Christin R. Loera

Ernesto M. Loera

Ernesto M. Loera

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Christin R. Loera and Ernesto M. Loera, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2015.

Notary Public

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2018