WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074630 DEEDWARR
Recvd: 09/02/15 08:12 2 pgs
Fees:13.00 Taxes:521.70
20150902-0089060

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: ~~March 01, 2016~~ 10/18/16 (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dafreda S Brown	People's Home Equity, Inc.	052-12-0-A-031.00 CO
(NAME)	(NAME)	
2028 Candlewood Drive	5205 Maryland Way, #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Teresita Arcinas, Trustee of the ARCINAS 2007 REVOCABLE LIVING TRUST, dated December 27, 2007,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dafreda S Brown and Doniel Brown, husband and wife** 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:

Land in Davidson **County, Tennessee, being Lot No. 31 on the Final Plat of Candlewood, of record in Instrument No. 20030122-0009060, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Teresita Arcinas, Trustee of the ARCINAS 2007 REVOCABLE LIVING TRUST, dated December 27, 2007 by deed of record in Instrument 20101025-0085224, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Teresita R. Arcinas, Trustee of the Arcinas 2007 Revocable Living Trust dated December 27, 2007 by Arthur R. Arcinas as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20150902-0089059, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2028 Candlewood Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 27th day of August, 2015.

Teresita Arcinas by Arthur R. Arcinas attorney in fact

Teresita R Arcinas, Trustee of The Arcinas 2007
Revocable Living Trust dated December 27, 2007
By: Arthur R Arcinas, Attorney-in-fact

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Arthur R Arcinas, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-fact for Teresita R Arcinas, Trustee of the Arcinas 2007 Revocable Living Trust, dated December 27, 2007 and that he as such Attorney-in-fact executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 27th day of August, 2015.

Sondra Reece

Notary Public Sondra Reece
My Commission Expires: March 01, 2016

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 20517