Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1509324

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

State of Tennessee
County of ~~Davidson~~ Wilson
The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

Tayler Johnson
Affiant

Subscribed and sworn to before me, this 5th day of October, 2015.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Nelly Alvarez Peralta	Peoples Home Equity	09802001800
5204 Lana Renee Ct.	150 N Seven Oaks	
Hermitage, TN 37076	Knoxville, TN 37922	

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, Wendell S. Seeds, unmarried, and Pamela R. Seeds, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Nelly E. Alvarez Peralta, an unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 39 on the plan of Roxborough Subdivision, as of record in Plat Book 5200, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to S & P Associates, LLC by Quitclaim Deed from Wendell Locke, Trustee, dated August 3, 2007, of record in Instrument Number 20071011-0120924, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wendell S. Seeds and Pamela R. Seeds, husband and wife, by Quitclaim Deed from S& P Associates, LLC, dated February 8, 2015, of record in Instrument Number 20150407-0030663, Register's Office for Davidson County, Tennessee and Corrective QuitClaim Deed dated October 2, 2015, of record in Instrument Number 20151014-0104416, Register's Office for Davidson County, Tennessee. Wendell S. Seeds and Pamela R. Seeds having since divorced on January 25, 2015.

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.

This property is _X_ improved ___unimproved property known as 5204 Lana Renee Ct., Hermitage, TN 37076.

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.

BILL GARRETT, Davidson County
Trans:T20150087459 DEEDWARR
Recvd: 10/14/15 10:21 2 pgs
Fees:13.00 Taxes:643.80
20151014-0104419

WITNESS my hand this 5th day of October, 2015.
Wendell S. Seeds by Erin Holloway as attorney in fact
Wendell S. Seeds by Erin Holloway as attorney in fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Erin Holloway with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Wendell S. Seeds and that she is authorized by Wendell S. Seeds to execute this instrument on his behalf.

Witness my hand and official seal at Murfreesboro, TN, this 5th day of October, 2015.

Notary Public at Large
My Commission Expires: 12/16/18



WITNESS my hand this 5th day of October, 2015.
Pamela R. Seeds by Erin Holloway as attorney in fact
Pamela R. Seeds by Erin Holloway as attorney in fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Erin Holloway with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Pamela R. Seeds and that she is authorized by Pamela R. Seeds to execute this instrument on her behalf.

Witness my hand and official seal at Murfreesboro, TN, this 5th day of October, 2015.

Notary Public at Large
My Commission Expires: 12/16/18

