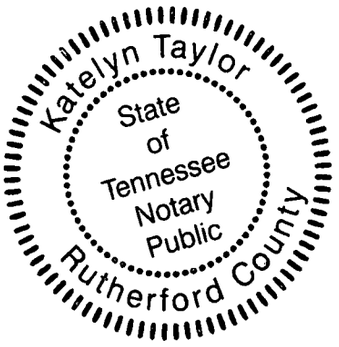


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 1st day of November, 2016.

Notary Public

My commission expires: 11/17/19

BILL GARRETT, Davidson County
Trans:T20160099159 DEEDWARR
Recvd: 11/09/16 10:56 2 pgs
Fees:13.00 Taxes:647.50
20161109-0118525

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin L. Gonzales	People's Home Equity	**075120C03100CO**
739 Tulip Road, Apt 403	170 N Seven Oaks	
Hermitage, TN 37076	Knoxville, TN 37922	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jose J Ramirez Barona and wife, Elizabeth Hurtado Gutierrez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin L. Gonzales, an unmarried woman

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 and Unit No. 403 in Building 4, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20001010-0100359 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot and unit.

Being the same property conveyed to Jose J Ramirez Barona and wife, Elizabeth Hurtado Gutierrez, from Bruce E. Fields and wife, Jona I. Fields, by Warranty Deed dated June 15, 2012 of record in Instrument No. 20120709-0060024, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 739 Tulip Road, Apt 403, 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 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 in 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 hand(s) this 1st day of November, 2016.

Jose J. Ramirez Barona by Jose Luis Ramirez as his attorney in fact
Jose J Ramirez Barona, by Jose Luis Ramirez, as his Attorney-in-Fact

Elizabeth Hurtado Gutierrez by Jose Luis Ramirez as her attorney in fact
Elizabeth Hurtado Gutierrez, by Jose Luis Ramirez, as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Jose Luis Ramirez to me known to be the person who executed the foregoing instrument in behalf of Jose J. Ramirez and Elizabeth Hurtado Gutierrez as their Attorney in Fact, and acknowledged that he executed the same for the purposes therein contained as the free act and deed of the said of Jose J. Ramirez and Elizabeth Hurtado Gutierrez.
Witness my hand, at office, this 1st day of November, 2016.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: DEC 17 2017

POWER OF ATTORNEY FOR **JOSE J. RAMIREZ BARONA AND ELIZABETH HURTADO GUTIERREZ** IS OF RECORD IN INSTRUMENT # 20161109-0118524, IS REGISTER'S OFFICE OF **DAVIDSON** COUNTY, TENNESSEE.

Return To:

Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130