(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Bill Garrett Davidson County
Batch# 29961 DEEDWARR
11/27/2017 01:44:45 PM 2 pgs
Fees: $13.00 Taxes: $717.80

20171127-0120653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $194,000.00.

Patricia Green
Affiant

Subscribed and sworn to before me this 21st day of November, 2017.

Notary Public
My Commission Expires: 06/24/18

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Efrain Bernal Torres	Peoples Home Equity, Inc.	
434 Springview Drive	5205 Maryland Way, Suite 100	095-11-0-126.00
Nashville, TN 37214	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Robert Joe Jenkins, Sr., individually and Robert Joe Jenkins, Sr., Trustee of the Robert Joe Jenkins, Sr., 1995 Trust, u/a/d November 21, 1995, as amended,

hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Efrain Bernal Torres and Wendy S. Bernal,

hereinafter called the GRANTEE, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Merry Oaks, Section II of record in Book 2133, Page 8, Register's Office for Davidson County.

Said Lot 11 fronts 89 feet on the Southerly side of Springview Drive and runs back 209 feet on the Easterly line and 220 feet on the Westerly line, to a dead line, measuring 89.3 feet thereon.

Being the same property conveyed to Robert Joe Jenkins, Sr., Trustee of the Robert Joe Jenkins, Sr. 1995 Trust by Quitclaim deed from Robert Joe Jenkins, Trustee of the Edna Self Jenkins 1995 Trust of record in Instrument No. 20160728-0078063 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on July 28, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **434 Springview Drive, Nashville, TN 37214.**

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 our hands this 21st day of November, 2017.

Robert Joe Jenkins, Sr.

Robert Joe Jenkins, Sr., 1995 Trust, dated November 21, 1995, as amended,

Robert Joe Jenkins, Sr., Trustee

STATE OF TENNESSEE
COUNTY OF BEDFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert Joe Jenkins, Sr., Trustee of the Robert Joe Jenkins, Sr., 1995 Trust, dated November 21, 1995, as amended**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Shelbyville, Tennessee, this 21st day of November, 2017.

RALPH McBRIDE, JR. STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Notary Public
State of Tennessee at Large
My Commission Expires: 6/16/21

STATE OF TENNESSEE
COUNTY OF BEDFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert Joe Jenkins, Sr.**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Shelbyville, Tennessee, this 21st day of November, 2017.

RALPH McBRIDE, JR. STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Notary Public
State of Tennessee at Large
My Commission Expires: 6/16/21