WARRANTY DEED

Bill Garrett Davidson County
Batch# 30060 DEEDWARR
11/27/2017 03:31:30 PM 2 pgs
Fees: $13.00 Taxes: $166.50
20171127-0120838

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$45,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 20th day of Nov., 2017

Julie Coone
Notary Public

My Commission expires: 6-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nancy Morales	SAME	05804001000
8115 SW 158th Ct		
Miami, FL 33193		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Family Finance International, Inc., a Tennessee Corporation,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nancy Morales and Jose Morales**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Final Plat of Bryant Wood Trace Subdivision, Phase 1, of record in Instrument Number 20010108-0002316, Register's Office for Davidson County, Tennessee, to which plan reference hereby made for a more complete and accurate legal description.

Being the same property conveyed to Teongqua Crawford from Audrey B. Watkins, James P. Watkins, Bertha S. Clark, Walter Bryant, Jr., and Ellen L. Bryant as all partners of the Bryant Wood Trace General Partnership, as to a 2/3 Interest; and Walter Byrant, Jr., and Ellen L. Bryant, Trustees of the Walter Bryant, Jr., and/or Ellen L. Bryant Revocable Living Trust, as to 1/3 Interest by Warranty Deed on August 16, 2006, of record in Instrument Number 20060822-0103386, Register's Office for Davidson County, Tennessee. Further conveyed to Terrance Ricco Reynolds from Teonqua Crawford by Quitclaim Deed Without Collection on January 31, 2008, of record in Instrument Number 20080207-0012845, Register's Office for Davidson County, Tennessee. Affidavit of Scrivener's Error on August 27, 2008, of record in Instrument Number 20080903-0090219, Register's Office for Davidson County, Tennessee, stating that the previous deed of record in Instrument Number 2080207-0012845, Register's Office for Davidson County, Tennessee, was erroneously recorded and the deed of record in Instrument Number 20080903-0090068, Register's Office for Davidson County, is the correct and intended document which should have been recorded; Further conveyance to Denise E. Cole, Trustee, from Teonqua Crawford, unmarried and then to Teonqua Crawford, unmarried and Terrance Ricco Reynolds, unmarried, as tenants in common with rights of survivorship from Denise E. Cole, Trustee by Quitclaim Deed on August 28, 2008, of record in Instrument Number 20080903-0090068, Register's Office for Davidson County, Tennessee. Final Decree Confirming Sale on January 3, 2014 divesting Crawford, Teonqua & Reynolds, Terrance and vesting FAMILY FINANCE INTERNATIONAL, INC. subject to the equity of redemption, of record in Instrument Number 20140307-0019559, Register's Office for Davidson County, Tennessee. Default Judgment of record in Instrument Number 20150520-0046665, Register's Office for Davidson County, Tennessee, recorded on May 20, 2015, Decrees that Defendants, Terrance Rico Reynolds and First Tennessee Bank National Association, are barred from claiming title to the property, known as 3710 Homeland Drive, Nashville, Davidson County, Tennessee, 37218, from the Plaintiff, FAMILY FINANCE INTERNATIONAL, INC. Default Judgment of record in Instrument Number 20160831-0091426, Register's Office for Davidson County, Tennessee, recorded on August 31, 2016, Decrees that Defendant, Teonqua Crawford a/k/a Teonqua L. Crawford is barred from claiming title to the property, known as 3710 Homeland Drive, Nashville, Davidson County, Tennessee, 37218, from the Plaintiff, FAMILY FINANCE INTERNATIONAL, INC. Amended Default Judgment To Correct The Subdivision Name, of record in Instrument Number 20161228-0136190, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $272.10 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 05804001000, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Instrument Number 20010108-0002316, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20010625-0067032, 20020226-0024371 and 20100702-0052411, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3710 Homeland Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 20, 2017.

Family Finance International, Inc.

By: ROGER POULIN, CEO & PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of November, 2017, before me, appeared Roger Poulin, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the CEO and President of Family Finance International, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors (or Trustees) and said Roger Poulin, acknowledged said instrument to be the free act and deed of said Family Finance International, Inc..

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.