Bill Garrett Davidson County
Batch# 32510 DEEDWARR
12/04/2017 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $444.00
20171204-0123083

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

NTN-1289927

STATE OF TENNESSEE 20910
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Ervin Potka
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 2017.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Ervin Potka	Send Tax Bills To: Peoples Home Equity, Inc.
(Name) 2258 Lebanon Pike, #67	(Name) 5205 Maryland Way, Suite 100
(Street Address or Route Number) Nashville, TN 37214	(Street Address) Brentwood, TN 37027
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 095-03-0A-067.00

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 ACKNOWLEDGED, I/WE, Oscar Vasquez Fiquero, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ervin Potka and Enkeleda Potka, 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 Unit No. 67 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oscar Vasquez Figueroa by Deed from Walter H. Lightfoot and wife, Trudi P. Lightfoot, dated November 1, 2005, and filed at Instrument No. 20051104-0134053, said Register's Office. Title being vested in Walter S. Vasquez by Quitclaim Deed from Oscar Vasquez Figueroa dated November 27, 2016, and filed in Instrument No. 20161205-0127392, said Register's Office and title now vested in Oscar Vasquez Figueroa by Quitclaim Deed from Walter S. Vasquez dated May 3, 2017, and filed in Instrument No. 20170512-0047344, said Register's Office.

This is improved property known as 2258 Lebanon Pike #67, 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 GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 28th day of November, 2017.

Seller

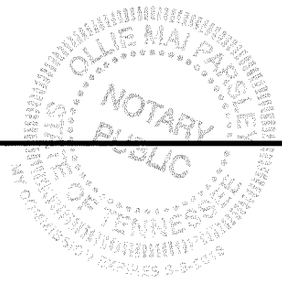
Oscar Vasquez Fiquero

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Oscar Vasquez Fiqueroa, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of November, 2017.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley



NETCO File Number:NTN-1289927

Borrower Last Name: Potka

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 67 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property or a portion of the same property conveyed to Oscar Vasquez Figueroa by Instrument dated May 3, 2017 from Walter S. Vasquez filed on May 12, 2017 as Document Number 20170512-0047344 and in Book at Page in the Davidson County records.

Commonly known as: 2258 Lebanon Pike Apt#67, Nashville, TN 37214 in the County of Davidson

Parcel Number: 095-03-0A-0 67.00

BEING the same property conveyed to the Grantors by deed of even date being filed in Instrument No. ; said Register's Office.

Tennessee Certification of Electronic Document

I, Ryan Welch, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Texas
County of Williamson

Personally appeared before me, Andrea Pasciak, a notary public for this county and
Notary's Name

state, Ryan Welch, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 03-08-2021

NOTARY'S SEAL

ANDEREA LYN PASCIAK
Notary Public, State of Texas
Comm. Expires 03-08-2021
Notary ID 131035137

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).