Box# 14

G#30523-3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 70368 DEEDWARR
03/19/2018 09:10:05 AM 2 pgs
Fees: $13.00 Taxes: $599.40
20180319-0025326

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$162,000.00.**

Juana Barajas
Affiant

Subscribed and sworn to before me, this the **16th** day of **March,** 2018.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel
Juana Barajas **Jaime F. Romero**	**Peoples Home Equity, Inc.**	**043-09-0-117.00**
635 Delaware Avenue	**5205 Maryland Way Suite 100**	
Madison, TN 37115	**Brentwood, TN 37027**	

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

Rebecca Devane, unmarried

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

Jaime F. Romero, a married man and Juana Barajas, and 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 No. 3 of Block "E" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, 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 all of the same property conveyed to Rebecca DeVane, unmarried, by Warranty Deed from Jeremy M. Holmes, unmarried, of record in Instrument No. 20061213-0153556, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4762, Page 444, Register's Office for Davidson County, Tennessee;

3) Taxes which have been prorated and assumed by the Grantee herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **635 Delaware Avenue, Madison, TN 37115**

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 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 my/our hand(s) this **15th** day of **March, 2018.**

Rebecca Devane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rebecca Devane,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **March, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21