Bill Garrett Davidson County
Batch# 107734 DEEDWARR
06/25/2018 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $501.35
20180625-0060792

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 9-7-21
File No. G18-1796D

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mayra Vazquez, Unmarried Woman (NAME)	Peoples Home Equity, Inc. (NAME)	052-01-0-035.00
226 Harris Street (STREET ADDRESS)	5205 Maryland Way, Suite 100 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, Tn 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **The Minchey Tennessee Community Property Trust** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mayra Vazquez, 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. 35 on the plan of BLOCK "B" CRITTENDEN ESTATES, as shown by plat of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Carl D. Minchey and Nancy D. Minchey, Trustees of the Minchey Tennessee Community Property Trust from Carl D. Minchey and wife, Nancy D. Minchey, as tenants by the entireties, by Quit Claim Deed dated October 3, 2017, as Instrument No. 20171004-0101729, and as corrected in Scrivener's Affidavit of record in Instrument No. 20180418-0036679, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

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. Whenever 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 7th day of May, 2018.

THE MINCHEY TENNESSEE COMMUNITY PROPERTY TRUST

By: Carl D. Minchey Trustee
Carl D. Minchey, Trustee

May 07, 2018
Date

THE MINCHEY TENNESSEE COMMUNITY PROPERTY TRUST

By: Nancy D. Minchey Trustee
Nancy D. Minchey, Trustee

May 07, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Preston D Matthews State of Tennessee Notary Public Sumner County

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carl D. Minchey, Trustee for The Mnichey Tennessee Community Property Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of May, 2018.

My Commission Expires: 6/22/21

Preston D Matthews
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Nancy D.. Minchey, Trustee for The Minchey Tennessee Community Property Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of May, 2018.

My Commission Expires: 6/22/21

Preston D Matthews
Notary Public

Preston D Matthews State of Tennessee Notary Public Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(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 registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).