Box 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/01 09:05 2pgs
Fees:11.00 Taxes:582.75

20010502-0044341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan C. Bermudez	**SunTrust Bank, a Georgia Corporation**	**147-6-86**
(NAME)	(NAME)	
4811 Overcrest Drive	**201 4th Avenue North**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Theresa H. Kirkland**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan C. Bermudez, married**, 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:

Being Lot No. 30 on the Plan of Section I, Battery Crest, of record in Book 2900, Page 91, Register's Office for said County.
Said lot No. 30 fronts 80 feet on the west side of Overcrest Drive and extends back 368.06 feet on the north line and 367.63 feet on the south line to a dead line in the rear on which it measures 153.76 feet.

Being the same property conveyed to Charles W. Kirkland, Sr., and wife, Theresa H. Kirkland by deed of record in Book 4243, Page 336, Register's Office for Davidson County, Tennessee.

The said Charles W. Kirkland having since died.

This instrument is executed on behalf of Theresa H. Kirkland by Charles Wesley Kirkland, Jr. as her Attorney-In-Fact pursuant to recorded Power of Attorney being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **4811 Overcrest Drive, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **my/our hand(s)** this **23rd day of April, 2001**.

Theresa H. Kirkland By ATTORNEY IN FACT
Theresa

State of Tennessee County of Davidson

On this 23rd day of April, 2000 before me personally appeared ** , the person who executed the foregoing instrument on behalf of Theresa H. Kirkland, and acknowledged that she executed the same as the free act and deed of the said Theresa H. Kirkland, through Power of Attorney granted ** , by the said Theresa H. Kirkland. ** Charles Wesley Kirkland, Jr.

Notary Public

Commission Expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 2-19-2002