Box 13

WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/11/02 15:27 2pgs
Fees:13.00 Taxes:247.01

20020411-0045251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,759.72

Kenneth L Regen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2002.

Victor Hazelwood
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Regen	Kenneth L. Regen	162-10-175
(NAME) 620 Roxanne Dr.	(NAME) 940 B BATTLEFIELD DR. ~~620 Roxanne Dr.~~	
(ADDRESS) , TN	(ADDRESS) NASH ~~Antioch, TN 37013~~ TN 37204	
(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,* The Estate of Earl D. Hildebrand, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Regen, 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:

* Kevin C. Hildebrand and Dawn Meadows as sole heirs of

Being Lot No. 180 on the Plan of Brookview Estates, Section II, as of record in Book 4460, Page 163, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to Earl D. Hildebrand and wife, Camille Hildebrand by deed Book 8381, Page 55, and by deed from Camille Ann Hildebrand, now Douglas in Book 9627, Page 70. The said Earl D. Hildebrand having since died leaving a will of record in will Book 236, Page 623, Davidson County Probate court.

unimproved ☐
This is improved ☒ property, known as 620 Roxanne Dr., Antioch, TN 37013
(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 our hands this 9th day of April, 2002.

The Estate of Earl D. Hildebrand

By: Kevin C. Hildebrand
Kevin C. Hildebrand

Dawn N. Meadows
Dawn N. Meadows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 9th day of April, 2002.

Commission expires: May 26, 2002

Victor Hazelwood Notary Public

Corporate Notary:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of _____, _____County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of the _____ a corporation, and that he as such _____ foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, _____

_____
Notary Public
Commission expires:_____

Power of Attorney Notary
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 19___, before me personally appeared _____, the person who executed the foregoing instrument on behalf of _____ and acknowledged that he/she executed the same as the free act and deed of the said _____, through Power of Attorney granted _____ by the said _____.

_____
Notary Public
Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Hildebrand + Dawn Meadows with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 9th day of April, 2002.

VICTORIA HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public
Commission expires: 5/26/2002

Partnership Notary
STATE OF_____
COUNTY OF_____

Before me, the undersigned, a Notary Public, in and fore the State and County aforesaid, personally appeared_____ with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of _____ _____, and that he/she as such of _____, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19_____.