WARRANTY DEED

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Martha Hale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC KATHLEEN A. TOMLINSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julee Baber	Regions Bank	062020A09200CO
(NAME)	(NAME)	
2913 Delta Queen Drive	2050 Parkway Office Cir.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham AL 35244	
(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, Kelly Ann Mills and husband, Kyle Fuchs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julee Baber and Ross Brooks, 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. 92 on the Plan of River Trace Estates, Phase I, Section II of record in Plat Book 6900, Page 159, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kelly Ann Mills, unmarried, by deed of record in Instrument Number 20050331-0035168, Register's Office for Davidson County, Tennessee.

Kyle Fuchs joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Kyle Fuchs by Kelly Ann Mills as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument Number 20070927-0115414 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 2913 Delta Queen Drive, Nashville, TN 37214

(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.

Davidson County DEEDWARR
Recvd: 09/27/07 13:29 2 pgs
Fees:13.00 Taxes:512.45

20070927-0115415

Witness my hand this 20th day of September, 2007.

Kelly Ann Mills

Kyle Fuchs by Kelly Ann Mills, Attorney-in-Fact

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 Kelly Ann Mills 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2007.

Commission expires: 9/27/08

Notary Public

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of September, 2007, before me personally appeared Kelly Ann Mills, the person who executed the foregoing instrument on behalf of Kyle Fuchs and who acknowledged that she executed the same as the free act and deed of the said Kyle Fuchs, through Power of Attorney granted her by the said Kyle Fuchs.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2007.

Commission expires: 9/27/08

Notary Public

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.