File No. 280400722

WARRANTY DEED

Jessica Talbott State of Tennessee Notary Public Davidson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/21/08 14:26 3 pgs
Fees:18.00 Taxes:684.50
20080521-0052284

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Ryan	Regions Bank d/b/a Regions Mortgage	062-02-0B-124.00CO
(NAME)	(NAME)	
3356 Cain Harbor Dr.	2050 Parkway Office Circle, RCN-6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Brandon Denton and Jessica Denton, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kristen Ryan, an unmarried woman, and Kyle Weatherly, an unmarried man as joint tenants with the right of survivorship,** hereinafter called the grantee(s), They 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. 57 on the Plan of the First Amendment Abbington Park, Phase One Section Three, as shown on plat of record in Instrument No. 200407280090230, 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 the same property conveyed to Brandon Denton and Jessica Denton, husband and wife by deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation of record in Instrument 200502280021603 on 02/25/2005 and filed for record on 02/28/2005, Register's Office for said County.

Subject to all matters as set forth per Plat200407280090230, Register's Office of said County.

Restrictive Covenants of record in Instrument Nos. 200104020031520; 200302130020075; 200303030027406; 200405180058461; Register's Office of said County.

Stormwater Easement(s) as shown of record in Instrument No. 200301090004246, Register's Office for DAVIDSON County.

Charter of Homeowner's Association as shown of record in Instrument No. 200303030027405, Register's Office for said County.

Quit Claim to HOA for Common Area of record in instrument No. 20050201001848, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3356 Cain Harbor Dr., 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 GRANTEE(S), They heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), They 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 hands this 19th day of May, 2008.

Brandon Denton AIF

Jessica Denton

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jessica Denton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of May, 2008.

Commission expires: 2/28/2012

Rebecca Campbell State Of Tennessee Notary Public Sumner County

Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

On this the 19th day of May, 2008, before me personally appeared Jessica Denton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brandon Denton, and who acknowledged that she executed the same as the free act and deed of the said Brandon Denton by virtue of that Power of Attorney, duly executed by the said Brandon Denton and appearing of record in Instrument No. 20080521-0052283, of Register's Office of Davidson County, Tennessee.

Witness my hand at office this 19th day of May, 2008.

Commission expires: 2/28/2012

Notary Public

Rebecca Campbell State Of Tennessee Notary Public Sumner County

File Number: 280400722

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 108

Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Jessica Talbott
State
of
Tennessee
Notary
Public
Davidson Co.

My Commission Expires: 05/24/2008

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