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This instrument prepared by: Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Ste 200
Nashville, Tennessee 37215 P.C.
Return to: ✗

WARRANTY DEED

THIS INDENTURE, made this 30th day of June, A.D., 20 08, by and between

Ben B. Kinney and Angela Kinney Husband and wife

First Parties, and

CHARLES VANCE, II Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

EXHIBIT "A"

OWNER:
Charles Vance, II
4808 Manassas Drive
Brentwood, TN 37027

RESPONSIBLE TAXPAYER:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

BILL GARRETT, Davidson County
Trans:T20090019463 DEEDWARR
Recvd: 03/24/09 14:34 3 pgs
Fees:18.00 Taxes:1073.00
20090324-0026533

PROPERTY ADDRESS: 4808 MANASSAS DRIVE
BRENTWOOD, TN 37027

MAP & PARCEL: 171-030A-038.00CO

Being the same property conveyed the Ben B. Kinney by deed from Jeffrey Steven Price and wife, Kristin Lavender Price of record in Instrument #200508170097359 on 08/15/2005 and filed for record on 08/17/2006, Register's Office for Davidson County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Ben B Kinney
Ben B. Kinney

× Angela Kinney
Angela Kinney

✓STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Ben B. Kinney and Angela Kinney Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 20 08.

Melissa A. Gebely Notary Public

My Commission Expires: May 21, 2011

MELISSA A. GEBELY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 290,000.00. Affiant

Subscribed and sworn to before me this 20th day of March, 20 09.

My Commission Expires:

SHERRI A. SCHMONSKY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Sept 20 2010

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 154 ON THE PLAN OF SECTIO 1A, FREDERICKSBURG SUBDIVISION, OF RECORD IN PLAT BOOK 7900, PAGE 529, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.