Davidson County DEEDWARR
Recvd: 04/14/09 08:12 3 pgs
Fees:18.00 Taxes:832.50
20090414-0033381

WARRANTY DEED

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00**

Tara N. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2009.

John Cobb Rochford
Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2009~~ 1/3/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	**MAP-PARCEL NUMBERS**
Kevin Erreger	SunTrust Mortgage, Inc.	**3-13-98**
(NAME)	(NAME)	
1106 Fatherland Street	401 Commerce Street, Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, **Enrique Montes, unmarried and Alan Tipton, unmarried and Patrick R. Fleming, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Erreger, and, Emily Tarvin, husband and wife**, 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 the northerly 143 feet of Lot No. 92 on the plan of East Edgefield of record in Plat Book 21, page 147, said Register's Office to which plan reference is hereby made for a more complete description.

Said part of Lot No. 92 fronts 50 feet on the southerly side of Fatherland Street and extends back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Enrique Montes, Alan Tipton and Patrick R. Fleming by Warranty Deed from Jennifer A. Anderson dated May 20, 2004 and filed for record in Instrument No. 20040524-0060477 in the Register's Office for Davidson County, Tennessee.

Jess Henry Montes executes this instrument as Attorney-In-Fact on behalf of Enrique Montes, pursuant to the Power of Attorney of record in Instrument No. 20080818-0084311 in the Register's Office for Davidson County, Tennessee.

Jess Henry Montes executes this instrument as Attorney-In-Fact on behalf of Alan Tipton, pursuant to the Power of Attorney being recorded in Instrument No. 20090414-0033380 in the Register's Office for Davidson County, Tennessee.

Jess Henry Montes executes this instrument as Attorney-In-Fact on behalf of Patrick R. Fleming, pursuant to the Power of Attorney being recorded in Instrument No. 20090414-0033379 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1106 Fatherland Street, Nashville, TN 37206**
(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 **10th day of April, 2009.**

Patrick R. Fleming by Jess Henry Montes

Patrick R. Fleming by Jess Henry Montes, Attorney-in-Fact

Enrique Montes by Jess Henry Montes

Enrique Montes by Jess Henry Montes, Attorney-in-Fact

Alan Tipton by Jess Henry Montes

Alan Tipton by Jess Henry Montes, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Jess Henry Montes** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Attorney-in-Fact of **Enrique Montes, Alan Tipton and Patrick R. Fleming** the within named bargainors, and he as such Attorney-in-Fact being authorized so to do, executes the foregoing instrument for the purposes therein contained as the free act and deed of the said **Enrique Montes, Alan Tipton and Patrick R. Fleming**

Witness my hand and official seal at Nashville, Tennessee this 10th day of April, 2009.

Commission expires: May 23, 2009

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward

Notary's Signature

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11