Return: **Southeast Title of TN, Inc.**
214 Centerview Dr, Ste 101
Brentwood, TN 37027 900886

File No. 290900261

File Box 30

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Jennifer Crowell
Affiant

SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090066319 DEEDWARR
Recvd: 09/29/09 15:01 2 pgs
Fees: 13.00 Taxes: 462.13
20090929-0090477

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Waite Tacuara	Bank of America, N.A.	Map and Parcel 150140A04900CO
(NAME) 3928 Calumet Drive	(NAME) 801 Crescent Center Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(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, I, **Thomas M. Hamann, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jorge Tacuara, a married man**, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 49, Final Plat CALUMET – Phase Two, of record in Plat Book 7900, Page 367, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Hamann, unmarried by Deed dated June 21, 2002 from Thomas G. Allman and wife, Patricia L. Allman of record in Instrument Number 20020705-0081243, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7566, page 664, Book 8602, page 716, Book 7572, page 594, Book 7682, page 564, Book 11356, page 218 and Book 11356, page 224, 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 3928 Calumet Drive, 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 GRANTEE(S), His 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), His 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 24th day of September, 2009.

Thomas M. Hamann

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas M. Hamann 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 24th day of September, 2009.

Commission expires: 6-17-13

Notary Public

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File Number: 290900261
RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167