WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090078046 DEEDWARR
Recvd: 11/17/09 08:50 2 pgs
Fees:13.00 Taxes:395.90
20091117-0105614

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenton P. Boutwell	New owner	061-14-0-156
(NAME)	(NAME)	
3705 Hilltop Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	,	
(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, Kimberly N. Menjivar, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenton P. Boutwell, unmarried, 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(s) 132, as shown on the map entitled E.B. Craig's Subdivision, of record as Plat Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KIMBERLY N. MENJIVAR, by deed from DOROTHY BILLINGS and husband, GLEN A. DUNN, of record as Instrument No. 20071228-0148417, dated December 21, 2007, said Register's Office.

This conveyance is subject to: 2009 property taxes which are due and payable, but not yet delinquent; all matters appearing on the map entitled E.B. Craig's Subdivision, of record as Plat Book 894, page 640, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3705 Hilltop Avenue, Nashville, TN 37216
(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 12th day of November, 2009.

Kimberly N. Menjivar
By: Paul F. Soper, attorney in fact

Kimberly N. Menjivar
By: Paul F. Soper, 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, Paul F. Soper, 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 Kimberly N. Menjivar, and acknowledged that he executed the same as the free act and deed of the said Kimberly N. Menjivar.

Witness my hand and official seal at Office, this 12th day of Nov., 2009.

Notary Public

My Commission Expires:

9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.