10-1085

WARRANTY DEED

G-WR-10-5038

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Batson	Bank of America NA New Owner	
5038 Regent Drive (ADDRESS)	101 South Tryon St (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Charlotte NC 28255 (CITY) (STATE) (ZIP)	146-11-13.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SUSANA ILLESCAS AND HUSBAND, RODRIGO ILLESCAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HUNTER BATSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 14, CRIEVE HALL ESTATES, SECTION ONE, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGES 122, 123 AND 124, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SUSANA ILLESCAS AND HUSBAND, RODRIGO ILLESCAS, TENANTS BY THE ENTIRETIES BY WARRANTY DEED FROM DANIEL J. CALDWELL, RECORDED ON THE 30TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061030-0134165, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 1835, PAGE 122-124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5038 Regent Drive, Nashville, Tennessee 37220
(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), their 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), 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.

Davidson County DEEDWARR
Recvd: 03/05/10 14:12 3 pgs
Fees:18.00 Taxes:710.40
20100305-0017290

Witness my/our hand(s) this 25th day of February, 2010.

Susana Illescas by _____ Attny in fact

Susana Illescas

Rodrigo Illescas by _____ Attny in fact

Rodrigo Illescas

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of February, 2010, before me personally appeared Joseph Illescas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susana Illescas and husband, Rodrigo Illescas and who acknowledged he/she/they executed the same as the free act and deed of the said Susana Illescas and husband, Rodrigo Illescas.

Witness my hand and official seal, this the 25th day of February, 2010.

_____
Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

I, Dawn Chase 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J. Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).