WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/11 14:13 3 pgs
Fees:18.00 Taxes:425.13
20110406-0026691

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2011

Notary Public:

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joey B. Cagle	Regions Bank dba Regions Mortgage	Parcel ID:
2711 Lakeland Drive	2050 Parkway Office Cr.	09609008500
Nashville, TN 37214	Birmingham, AL 08969	

FOR AND IN 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

Julye A. Bakos Gomez, f/k/a Julye A. Bakos and husband, Andrew G.F. Gomez

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joey B. Cagle , an unmarried person

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:

BEING Lot No. 18, on the Plan of Martinwood Heights, of record in Book 2133, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 95 feet on the southerly side of Lakeland Drive and runs back between lines 161.2 feet on the westerly line and 160.9 feet on the easterly line, to a dead line, measuring 95 feet thereon.

Being the same property conveyed to Julye A. Bakos and husband, Andrew G.F. Gomez by Quitclaim Deed from Richard A. Northcutt, Trustee, of record in Instrument 20020123-0008839, Register's Office for said County. See also deed of record in Book 10420, Page 456, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2153, Page 577, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 63, said Register's Office.

Julye A. Bakos Gomez and Julye A. Bakos being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2711 Lakeland Drive, Nashville, TN 37214

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 18th day of March, 2011.

Julye A. Bakos Gomez

Andrew G.F. Gomez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julye A. Bakos Gomez and Andrew G.F. Gomez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 2011.

My Commission Expires: 11/7/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

900