WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055173 DEEDWARR
Recvd: 09/07/11 08:36 2 pgs
Fees:13.00 Taxes:518.00
20110907-0069029

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Jennifer Cowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2011.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tito W. Dominguez	Regions Bank d/b/a Regions Mortgage	172080A08900
(NAME)	(NAME)	
1402 Hunters Branch Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(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, **Barbara S. Edging, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tito W. Dominguez and Nanci A. De Dominguez husband and wife,**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 89 on the Plan of Hunter's Branch, Section 2-C, as of record in Book 6900, Page 582, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No.89 fronts 26.41 feet on the southerly margin of Hunters Branch Road and runs back 134.94 feet on the easterly line, 103.11 feet on the northerly line, 90.00 feet on the westerly line, and 57.75 feet on the southerly line to a point of intersection.

Being the same property conveyed to George W. Edging and wife, Barbara S. Edging by Warranty Deed from Phillips Builders, Inc., of record in Book 7691, Page 268, dated October 28, 1988, said Register's Office for Davidson County, Tennessee.

The said George W. Edging having since died on October 9, 2006.

Restrictive Covenants of record in Book 6601, Page 7, and By-Laws as shown of record in Book 6632, Page 429, Register's Office for said County.

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

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 1402 Hunters Branch Road, 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), their heirs and/or 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/or 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 hand this 31st day of August, 2011.

Barbara S. Edging

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 Barbara S. Edging, 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 and Official seal this 31st day of August, 2011.

Notary Public
My Commission Expires: 10/19/13

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

~~RETURN TO:~~
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167

Return To:
Bell & Alexander Title Services
8110 Isabella Lane Ste. 200
Brentwood, TN 37027