WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-6-14

(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiwanis L. Harris	Primary Residential Mtg.	06007007300
(NAME)	(NAME)	
2913 ~~2915~~ Stanwyck Drive	4750 W. Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Salt Lake City, UT 84116	
(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, Charles L. Hambrick II and Kenya L. Hambrick, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kiwanis L. Harris and Frederick T. Harris, 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. 61 on the Plan of Hillhurst Acres, Section Two, of record in Book 2331, page 70, Register's Office for said county.

Said Lot No. 61 fronts 123 feet on the westerly side of Stanwyck Drive and runs back 296.9 feet on the northerly line and 150 feet on the southerly line to a broken line in the rear, measuring a total of 211 feet thereon.

Being the same property conveyed to Charles L. Hambrick by deed from Charles E. Holland and Norma Jean Holland of record in Book 6043, Page 305. The said Charles L. Hambrick having died testate as evidence by will 04P659 Probate Clerk's Office for Davidson County, Tennessee, and under said will property was devised to Charles L. Hambrick, II and Kenya Hambrick. Property was further conveyed to Charles L. Hambrick II and Kenya L. Hambrick by deed from Doris Cunningham as Executrix of the Estate of Charles L. Hambrick by Executors Quitclaim Deed in Instrument No. 20090505-0041121, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Charles L. Hambrick, II by Kenya L. Hambrick as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120806-0069901, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2913 ~~2915~~ Stanwyck Drive, Nashville, TN 37207

(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.

Davidson County DEEDWARR
Recvd: 08/06/12 14:36 3 pgs
Fees:18.00 Taxes:321.90
20120806-0069902

Witness our hands this 2nd day of August, 2012.

Charles L. Hambrick, II. By: Kenya L. Hambrick, Attorney in Fact

Kenya L. Hambrick

STATE OF Alabama
COUNTY OF Madison

On this 1 day of August, 2012, before me personally appeared Kenya L. Hambrick, the person who executed the foregoing instrument on behalf of Charles L. Hambrick, II, and acknowledged that she executed the same as the free act and deed of the said Charles L. Hambrick, II, through Power of Attorney granted her by the said Charles L. Hambrick, II.

Witness my hand and official seal at ~~Franklin~~, Madison, Alabama, Tennessee this 1 day of Aug, 2012.

Commission expires:

My Commission Expires 02/27/2013

Notary Public

TERRI L. SANDERS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenya L. Hambrick, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~, Tennessee this 1 day of Aug, 2012.

Commission expires:

My Commission Expires 02/27/2013

Notary Public

TERRI L. SANDERS NOTARY PUBLIC ALABAMA STATE AT LARGE

I, Andy Maloney, 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 Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE