WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120083866 DEEDWARR
Recvd: 11/02/12 13:36 2 pgs
Fees:13.00 Taxes:370.00
20121102-0101153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: . SEP 20 2016
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guillermo Rubio Mendez	Regions Bank d/b/a Regions Mortgage	150140a02800co
(NAME)	(NAME)	
4016 Calumet Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Birmingham, AL 35244	
(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, Barbara Kent, F.K.A. Barbara A. Connors, and husband, Wayne Kent, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Guillermo Rubio Mendez, a married 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Calumet Subdivision, Phase Two, of record in Plat Book 7900, page 367, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara A. Connors, unmarried, by deed of record in Book 10868, Page 214, Register's Office for Davidson County, Tennessee. Barbara A. Connors now known as Barbara Kent.

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

Wayne Kent joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Wayne Kent by Barbara Kent as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20121102-0101152, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4016 Calumet Drive, 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 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.

Record & Return to:
Signature Title Services, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

Witness my hand this 18th day of October, 2012.

Barbara Kent

Barbara Kent

Wayne Kent by Barbara Kent, his attorney in fact

Wayne Kent by Barbara Kent, his 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, the within named Barbara Kent, 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 Nashville, Tennessee this 18th day of October, 2012.

Commission expires: 5.5.15

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires MAY 5, 2015

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th of October, 2012 before me personally appeared Barbara Kent , the person who executed the foregoing instrument on behalf of Wayne Kent, and acknowledged that she executed the same as the free act and deed of the said Wayne Kent, through Power of Attorney granted her by the said Wayne Kent.

Witness my hand and official seal at Nashville, Tennessee this 18th day of October, 2012.

Commission expires: 5.5.15

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public