BOX 10-A

BILL GARRETT, Davidson County
Trans: T20120093786 DEEDWARR
Recvd: 12/07/12 11:56 2 pgs
Fees: 13.00 Taxes: 828.80

20121207-0113005

WARRANTY DEED

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Molly F Regan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF December, 2012.

J Gregory Hardeman
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Alan Regan	SAME	Map 180-4-B
(NAME) 3421 Wynfall Lane	(NAME)	Parcel 80
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, I, **FRANK KREMBLAS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK ALAN REGAN AND MOLLY FARR REGAN, HUSBAND AND WIFE,** 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. 112 on the Plan of Brookview Forest, Phase 3, Revision One, of record in Instrument #20050919-0112306, as revised in Instrument #20051025-0128969, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Frank Kremblas by deed from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument No. 20070817-0098726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20051025-0128969, said Register's Office; (c) restrictive covenants of record in Book 4428, page 138, Book 4479, page 448, Book 4276, page 715, Book 4404, page 947, Instrument No. 20030829-0125803 and Instrument No. 20050505-0050962, said Register's Office; (d) easements of record in Book 8404, page 676 and Instrument No. 20021007-0121969, said Register's Office.

Claudyne Kremblas is executing this deed on behalf of Frank Kremblas pursuant to Power of Attorney recorded as Instrument No. 20121204-0111157, said Register's Office. Frank Kremblas is one and the same person as Francis M. Kremblas.

This is not the marital residence of Claudyne Kremblas and Frank Kremblas.

unimproved ☐

This is improved ☑ property, known as 3421 Wynfall Lane, Nashville, Tennessee 37211
(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.

Witness my hand this 5th day of December, 2012.

Frank Kremblas By Claudyne Kremblas
His Attorney in Fact

Frank Kremblas By Claudyne Kremblas,
Attorney in Fact

STATE OF CALIFORNIA
COUNTY OF San Bernardino

On this 5th day of December, 2012, before me personally appeared Claudyne Kremblas, ~~to me known~~ who proved to be the person who executed the foregoing instrument on behalf of Frank Kremblas and acknowledged that she executed the same as the free act and deed of Frank Kremblas.

Witness my hand and official seal at Fontana, California, this 5th day of December, 2012.

Commission expires:
Dec 17, 2014

Notary Public

Rene A. Jimenez Constantino
COMM. #1917486
Notary Public-California
SAN BERNARDINO COUNTY
My Comm. Exp. DEC 17, 2014