WARRANTY DEED

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2013

Notary Public

MY COMMISSION EXPIRES: November 4, 2013

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ulises E. Marchante	SWBC	08613002200
(NAME)	(NAME)	
3621 Pierside Drive	9311 San Pedro # 125	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130027962 DEEDWARR
Recvd: 04/05/13 15:29 2 pgs
Fees:13.00 Taxes:436.23

20130405-0034002

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, we, **Brenda Hayes**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ulises E. Marchante, unmarried**, 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. 61 on the Plan of Lakeside Woods Estates, Section Three, as of record in Plat Book 7900, Page 218, 219 and 220, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Virginia A. Dowd, a married woman and Brenda Hayes, a married woman, as joint tenants with right of survivorship by Deed from Sheri Prosser, a married woman and husband, Marcus M. Prosser, dated 11/07/2005 and filed for record on 11/08/2005 in Instrument 200511080135208, Register's Office for Davidson County, Tennessee.

The spouse of Virginia A. Dowd-John Francis Dowd Jr. having since deceased on 5/11/2008 leaving Virginia A. Dowd and Brenda Hayes as sole surviving heirs

Subject property is not now nor has it ever been the principal residence of Brenda Hayes.

All matters as set forth per Plat Book 7900, Page 218, Plat Book 7900, Page 219, Plat Book 7900, Page 220, said Register's Office.

Restrictions of record in Book 8228, Page 335, said Register's Office.

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 3621 Pierside Drive, Hermitage, TN 37076
(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 our hands this 28th day of March, 2013.

x Virginia A Dowd by Brenda Hayes POA/F
Virginia A. Dowd

x Brenda Hayes
Brenda Hayes

State of Tennessee
County of Wilson

On this 28th day of March, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Brenda Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Virginia A. Dowd, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20130405-0034001, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Hayes, 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 she executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-13290
SMG TN Warranty Deed