WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT13V200149

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$119,000.00~~ 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/9/14
(AFFIX SEAL)

GAIL G. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

MY COMMISSION EXPIRES: September 9, 2014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary B. Halford	Regions Bank d/b/a Regions Mortgage	096-09-0-109
(NAME)	(NAME)	
2721 McKeige Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, Ashley Carey, married and Billie Carey, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zachary B. Halford, unmarried, 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. 46, on the Plan of Perry Heights, of record in Book 2900, Page 18, Register's Office for said County. Said Lot No. 46 begins at a point in the westerly margin of Wellman Drive at the corner Lots of 46 and 47; thence with the line between said lots, westerly 130.0 feet to a point in the east line of Lot No. 45; thence with the line between lots 45 and 46, northerly 117.00 feet to the South margin of McKeige Drive, thence with the margin of the same easterly curve, southeasterly 39.3 feet to the westerly margin of Wellman Drive, thence with the margin of the same, southerly 74 feet to the point of beginning..

Being the same property conveyed to Ashley Carey, married and Billie Carey, unmarried, by deed of record in Instrument Number 20070517-0059071, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants as recorded in Book 2928, Page 445, Register's Office for Davidson County, Tennessee. Easements of record in Book 4712, Page 463, Register's Office for Davidson County, Tennessee. Subject to all matters of record in Plat Book 2900, Page 18, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 2721 McKeige Drive, Nashville, TN 37214
(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.

BILL GARRETT, Davidson County
Trans:T20130028261 DEEDWARR
Recvd: 04/08/13 10:32 2 pgs
Fees:13.00 Taxes:432.90

20130408-0034358

Witness our hands this 27th day of March, 2013.

Erick Veliz by Tara DeSelms.

Erick Veliz by Tara DeSelms, Attorney-in-Fact as Attorney in fact.

Ashley Cary by Billie Carey attorney in fact

Ashley Cary by Billie Carey, Attorney-in-Fact

Billie Cary

Billie Cary

STATE OF Tennessee

COUNTY OF Williamson

On this 27th day of March 2013 before me personally appeared Billie Carey, the person who executed the foregoing instrument on behalf of Ashley Carey, and acknowledged that she executed the same as the free act and deed of the said Ashley Carey, through Power of Attorney granted March 12 2013 by the said Ashley Carey.

Witness my hand and official seal at Franklin, Tennessee this 27th day of March 2013.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public

STATE OF

COUNTY OF

On this 27th day of march 2013 before me personally appeared Tara DeSelms, the person who executed the foregoing instrument on behalf of Erick Veliz, and acknowledged that she executed the same as the free act and deed of the said Erick Veliz, through Power of Attorney granted 3-26-13 by the said Erick Veliz.

Witness my hand and official seal at Franklin, Tennessee this 27th day of March 2013.

Commission expires: 7-29-13

TAMIRA L PYSZKA STATE OF TENNESSEE NOTARY PUBLIC JOHNSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billie Carey, 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 27th day of March 2013.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public