WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036485 DEEDWARR
Recvd: 05/02/13 11:29 2 pgs
Fees:13.00 Taxes:338.55
20130502-0044273

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

TAMIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2013.

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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
Antranette Matthews	Regions Bank d/b/a Regions Mortgage	150090a09200co
(NAME)	(NAME)	
1404 Calais Court	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 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, Kimberly D. Garrett, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antranette Matthews, an unmarried 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 all of Lot No. 246, on the Plan of Forest View Park, Section VIII, as shown by plat appearing of record in Plat Book 6900, page 633, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kimberly D. Garrett, unmarried, by Warranty Deed dated April 30, 2004, from Janice C. Barnes, unmarried of record in Instrument No. 20040506-0052072, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Kimberly D. Garrett by Joe Petno as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20130502-0044272, 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 1404 Calais Court, 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.

Witness my hand this 26th day of April, 2013.

Kimberly D. Garrett By: Joe Petno, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF

On this April 26, 2013, before me personally appeared Joe Petno, the person who executed the foregoing instrument on behalf of Kimberly D. Garrett, and acknowledged that he executed the same as the free act and deed of the said Kimberly D. Garrett, through Power of Attorney granted him by the said Kimberly D. Garrett.

Witness my hand and official seal at Franklin, Tennessee this 26th day of April, 2013.

Commission expires:

TAMARA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public