WARRANTY DEED

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Feliciano G. Guevara	Feliciano G. Guevara	158-00 133.00
(NAME)	(NAME)	
2122 Old Hickory Blvd.	2122 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansa**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Feliciano G. Guevara and Ana M. Guevara**, 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:

Being Lot 2, Final Plat Brian Jones Subdivision, as shown on plat of record in Instrument No. 20060203-0013952, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to J. Brian Jones and wife, Jennifer D. Jones, by Warranty Deed from Forest Hills Baptist Church, dated March 8, 2004, of record in Instrument No. 20040309-0026600, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated September 19, 2011, of record in Instrument No. 20110921-0072961, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Instrument No. 20060203-0013952; Easement for construction of slopes of record in Book 11383, page 130; Easement for permanent easement for construction and maintenance of record in Book 11487, page 548; Easement for Grant of Anchor Easement of record in Book 11499, page 969; Easement for overhang of record in Instrument No. 20070131-0012669 and Instrument No. 20070131-0012670; and Permanent Easement to City of Forest Hills of record in Instrument No. 20070824-0101730, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2122 Old Hickory Blvd., Nashville, TN 37215

(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:T20130074489 DEEDWARR
Recvd: 08/28/13 12:32 2 pgs
Fees:13.00 Taxes:5180.00

20130828-0090815

Witness my hand this 23rd day of August, 2013.

Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas

By: _____

James Kuntz, Senior Vice President of Special Assets/Operations & HR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Kuntz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Senior Vice President of Special Assets/Operations & H.R of Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, the within named bargainor, and that he as such Senior Vice President of Special Assets/Operations & H.R, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, by the said James Kuntz as such Senior Vice President of Special Assets/Operations & H.R.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2013.

_____
Notary Public

My Commission Expires: 6/4/17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017