When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20140072064 DEEDWARR
Recvd: 09/25/14 13:31 4 pgs
Fees:22.00 Taxes:418.10
20140925-0088462

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $113,000.00

Rachelle Caudell
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 16th day of September, 2014.

Notary Public
My commission expires: 04/17/16

05-1408-66354

Address of New Owner:	Send Tax Bills to:	Tax Information
Blanca Estela Menjivar	Pinnacle National Bank	041-08-0-008.01
4028 Marydale Drive	150 3rd Avenue South, Suite 900	
Nashville TN 37207	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Lee Anthony, Jeanne Anthony Gibbs, and Laura Beth Anthony, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Blanca Estela Menjivar, a single woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A tract of land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a monument in the westerly margin of Marydale Drive at the northeast corner of Lot No. 27 of Hickory Acres, Section 2, as recorded in Book 2330, Page 117, Register's Office for said County; thence North 87 degrees West 330 feet to a monument which is the northwest (sic) corner of said lot; thence North 127.1 feet to an iron pin; thence at a 90 degree angle easterly 300 feet more or less to the westerly margin of Marydale Drive; thence southerly along said westerly margin of Marydale Drive, 125 feet more of less to the point of beginning.

Being the same property conveyed to Creola H. Anderson by deed from Robert B. Hendley and Robert N. Gambill, dated September 16, 1964, recorded September 21, 1964, of record in Book 3813, Page 921, Register's Office for Davidson County, Tennessee. Creola Marie Anderson Cook died on April 8, 1993, leaving a life estate in subject property to her husband Truman Wells Cook with a remainder interest in her two children, Ronald L. Anderson and Sybil Anthony. Truman Wells Cook died February 1, 2003. The estate of Truman Wells Cook was probated in Robertson County in Will Book 15, Page 64. Ronald L. Anderson died March 8, 2003. His estate was probated in Docket No. 03P811, Office of the Davidson County Probate Clerks Office. Pursuant to the Will of Ronald L. Anderson, subject property was devised to Sybil Anthony. For further reference see Affidavit of Heirship of record in Instrument No. 20051107-0134648. Sybil Anthony died February 17, 2011 in Pensacola Florida. The estate of Sybil Anthony was filed in the Circuit Court of Escambia County, Florida for Administration. The Will of Sybil A. Anthony was filed for Probate in Davidson County, Tennessee for the sole purpose of establishing muniment of title to property in Docket No. 11P1717. Pursuant to the Will of Sybil A. Anthony, subject property was devised to her 3 children whose names are David Lee Anthony, Jeanne Anthony Gibbs, and Laura Beth Anthony, now known as Laura Anthony Owen.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4028 Marydale Drive, Nashville, TN 37207

This instrument is executed in accordance with Powers of Attorney recorded in Instrument #20140925-0088460 and in Instrument #20140925-0088461, Davidson County Register's Office.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of September, 2014.

X _____
David Lee Anthony

X _____
Jeanne Anthony Gibbs, by David Anthony
Attorney in Fact

X _____
Laura Beth Anthony, by David Anthony
Attorney in Fact

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Lee Anthony, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of September, 2014.

X _____

SEE ATTACHED FOR REQUIRED CALIFORNIA WORDING

My Commission expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeanne Anthony Gibbs, by and through her attorney in fact, David Lee Anthony, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of September, 2014.

X _____

SEE ATTACHED FOR REQUIRED CALIFORNIA WORDING

My Commission expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laura Beth Anthony, by and through her attorney in fact, David Lee Anthony, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of September, 2014.

X _____

SEE ATTACHED FOR REQUIRED CALIFORNIA WORDING

My Commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of Sacramento }

On 9/16/2014 (Date) before me, Tanya L. Terry Guy Notary Public, (Name and Title of the Officer)

personally appeared David Lee Anthony
(Name(s) of Signer(s))

Jeanne Anthony Gibbs by David Lee Anthony Attorney in Fact

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

TANYA L. TERRY-GUY
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2031024
SACRAMENTO COUNTY
My Comm. Exp. June 25, 2017

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed 041-08-0-008.01 Document Date: 9/16/2014

Number of Pages: 3 Signer(s) Other Than Named Above: Laura Beth Anthony by David Lee Anthony AIF

Capacity(ies) Claimed by Signer(s)

Signer's Name: David Lee Anthony	Signer's Name: David Lee Anthony Attorney in Fact For Jeanne Anthony Gibbs
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☒ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: Self	Signer Is Representing: Jeanne Anthony Gibbs

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of Sacramento }

On 9/16/2014 (Date) before me, Tanya L. Terry-Guy Notary Public (Name and Title of the Officer)

personally appeared Laura Beth Anthony by David Lee Anthony Attorney in Fact (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Tanya L. Terry-Guy (Signature of Notary Public)

TANYA L. TERRY-GUY
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2031024
SACRAMENTO COUNTY
My Comm. Exp. June 25, 2017

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed 04100-0-008101 Document Date: 9/16/2014

Number of Pages: 4 Signer(s) Other Than Named Above: David Lee Anthony AIF for Jeanne Anthony Gibbs, David Lee Anthony

Capacity(ies) Claimed by Signer(s)

Signer's Name: David L. Anthony AHorney in Fact	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☒ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: Laura Beth Anthony	Signer Is Representing:

DA For Laura Beth Anthony

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