Davidson County DEEDWARR
Recvd: 04/06/15 10:32 2 pgs
Fees:13.00 Taxes:481.00
20150406-0029403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/2/18

(AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre G. Favret, married to Lacie Hurst Favret, Intervenor	Iberiabank Mortgage Company (NAME)	08307035300
2317-2319 Dalebrook Ct. (ADDRESS)	P O Box 7171 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Little Rock, AR 72223 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Minch, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andre G. Favret, married to Lacie Hurst Favret, Intervenor, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT #34 ON THE PLAN OF EASTLAND OAKS, SECTION 2, OF RECORD IN BOOK 4860, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT #34 FRONTS 50.00 FEET ON THE NORTHEASTERLY MARGIN OF DALEBROOK CT. AND EXTENDS BACK 222.15 FEET ON THE NORTHWESTERLY LINE AND 192.31 FEET ON THE SOUTHEASTERLY LINE TO A LINE ON THE REAR WHICH IS A BROKEN LINE ON WHICH IT MEASURES 77.61 FEET.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL MINCH AND WIFE, MAUREEN S. MINCH, BY DEED FROM GEORGE W. HUSSEY AND WILLIAM K. JONES, OF RECORD IN BOOK 5423, PAGE 600, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MAUREEN S. MINCH HAVING SINCE DIED.

BILL DORRIS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MICHAEL MINCH, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. **20150406-0029402**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2317-2319 Dalebrook Ct., Nashville, TN 37206
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 31st day of March, 2015.

Michael Minch by Bill Dorris, his attorney-in-fact

State of Tennessee
County of Davidson

On this 31st day of March, 2015, before me, a Notary Public, in and for said County and State, personally appeared Bill Dorris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael Minch, acknowledged that such persons executed the same as the free act and deed of the said Michael Minch.

Witness my hand and seal, this 31st day of March, 2015.

Notary Public

MOLLIE SLAYBAUGH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 11-18-18

RETURN TO:
Foundation Title & Escrow
30 Burton Hills, Ste. 400
Nashville, TN 37215

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018