WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2006.

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

DORIS COLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARBARA S. HEARRING	**SAME AS NEW OWNER**	**72-11-174**
(NAME)	(NAME)	
1419 A MONETTA AVENUE	**2525 SONAR STREET**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	**NASHVILLE, TN 37214**	
(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, **DARRELL GANT AND FRANCINE GANT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA S. HEARRING AND HUSBAND, MARION HEARRING, SR.** 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 NO. 20A, ZONE LOT DIVISION OF LOT 20 OF THE RESUBDIVISION OF LOT 20 OF MONTGOMERY HEIGHTS SUBDIVISION, OF RECORD IN PLAT BOOK 6250, PAGE 580, AMENDING PLAT BOOK 332, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DARRELL GANT AND FRANCINE GANT BY DEED FROM DAVID B. ABERCROMBIE AND HANNAH A. ABERCROMBIE OF RECORD IN INSTRUMENT NO. 20020619-0073909 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1419 A MONETTA AVENUE, NASHVILLE, TN 37216**

(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 **our hands** this 12th **day of** May, **2006.**

Darrell Gant
DARRELL GANT

Francine Gant
FRANCINE GANT

Davidson County DEEDWARR
Recvd: 05/22/06 10:51 2 pgs
Fees:13.00 Taxes:196.10

20060522-0059712

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **DARRELL GANT AND FRANCINE GANT** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 12th **day of** May, **2006**.

Commission expires: **May 23, 2009**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. DYKE TATUM Notary Public