Davidson County DEEDWARR
Recvd: 02/12/08 10:25 2 pgs
Fees:13.00 Taxes:1176.60
20080212-0014048

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Janet DeGiovine
Christopher DeGiovine
3321 Love Circle
Nashville, TN 37212

SEND TAX BILL:

EverBank
8201 Cypress Plaza
Jacksonville, FL 32256

MORTGAGEE:
EverBank
8201 Cypress Plaza
Jacksonville, FL 32256

MAP AND PARCEL:
Map 104-06-0
Parcel 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hilary A. Kanter, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Janet DeGiovine and husband, Christopher DeGiovine**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 109A on the Plan of Zone Lot Division, Lots 107 & 109, West End Heights, as of record in Plat Book 332, page 124, amended in Plat Book 6900, page 272, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to HILARY A. KANTER AND B. EVEN STEVENS, BOTH UNMARRIED by deed from JACKIE N. ALLSBROOKS AND DON R. WHITE of record in Book 7213, page 849, dated April 21, 1987, Register's Office for Davidson County, Tennessee. B. EVEN STEVENS, A SINGLE PERSON further conveyed his interest in the said property to HILARY A. KANTER, A SINGLE PERSON by deed of record in Book 9095, page 962, dated September 28, 1993, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3321 Love Circle, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 4th day of February, 2008.

Hilary A. Kanter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Hilary A. Kanter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 4th day of February, 2008.

Notary Public

My Commission Expires: 09/25/2010

JEANNIE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $318,000.00.

AFFIANT

Subscribed and sworn to before me
this 4th day of February, 2008.

NOTARY PUBLIC

My Commission Expires: 9/26/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN