BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090051061 DEEDWARR
Recvd: 07/29/09 11:03 2 pgs
Fees:13.00 Taxes:1424.50
20090729-0070892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2009.

Notary Public Exp. 8/9/09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ankur M. Bant	Crescent Mortgage Company	
(NAME)	(NAME)	
513 Summit Oaks Court	115 Perimeter Center Place, #285	128-16B-52
(ADDRESS)	(ADDRESS)	
Nahville, TN 37221	Atlanta, GA 30346	
(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, **DUANE A. WHITT AND WIFE, ETHEL L. WHITT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANKUR M. BANT, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Summit Oaks, Phase Three, a Planned Unit Development, of record in Instrument No. 20050315-0028141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Duane A. Whitt and wife, Ethel L. Whitt by deed from French River Development Company, LLC, a Tennessee limited liability company, dated November 1, 2005, of record as Instrument No. 20051102-0132871, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) All matters appearing on the plan of record as Instrument No. 20050315-0028141, said Register's Office; (c) Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20050316-0029169, said Register's Office; and (d) Easements of record in Book 7542, page 241; Instrument No. 20010925-0103587; Instrument No. 20010925-0103588; Instrument No. 20040928-0116868 and Instrument No. 20050809-0094087, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 513 Summit Oaks Court, Nahville, TN 37221

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 27th day of July, 2009.

Duane A. Whitt

Ethel L. Whitt

Ethel L. Whitt

By: Paulette Gayden ATF
Paulette Gayden, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Duane A. Whitt, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2009.

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Amy Adams Gowan Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paulette Gayden, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ethel L. Whitt, and who acknowledged that she executed the same as the free act and deed of Ethel L. Whitt.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2009.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010