WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

x Robert L Gant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2009.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. Gant	Robert L. Gant	08004003800
(NAME)	(NAME)	
3935 Pheasant Drive	3935 Pheasant Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-2009	Nashville, TN 37218-2009	
(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, Aubrey Hiam, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Gant, 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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Said part of Lot Nos. 3 & 4 of J.J. Pate's Subdivision of Lot Nos. 9, 10, 11, 12, and 20, 21, and 23, Block 1, G. T. Sheegog's Subdivision of record in Book 843, Page 43, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 3 & 4 front 67.2 feet on the westerly margin of South Hamilton Road and runs back 255.7 feet more or less on the southerly margin and 253.7 feet more or less on the northerly margin to a dead line in the rear on which it measures 71 feet.

Being the same property conveyed to Aubrey Hiam by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee of record in Instrument No. 20090715-0066279, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF J.J. PATE'S SUBDIVISION OF LOT NOS. 9, 10, 11, 12, AND 20, 21 AND 23, BLOCK 1, G.T. SHEEGOG'S SUBDIVISION OF RECORD IN PLAT BOOK 843, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON.

unimproved ☑

This is improved ☐ property, known as 1901 South Hamilton Road, Nashville, TN 37218
(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 my hand this 25th day of September, 2009.

Aubrey Hiam

STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20090067188 DEEDWARR
Recvd: 10/02/09 12:49 2 pgs
Fees:13.00 Taxes:37.00

20091002-0091666

COUNTY OF Davidson

On this 25th day of September, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 20, 2010

Deanie L. Gregory
Notary Public,

