(1)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-2012

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

mail to: Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jacob M. Tant | SAME | 117040H-00100CO |
| (NAME) | (NAME) | |
| 1813 A Primrose Avenue | | |
| (ADDRESS) | (ADDRESS) | 2009-0557 |
| Nashville, TN 37212 | | |
| (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, Dana L. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacob M. Tant and Kristin Tant, husband and wife, 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 Unit A of Primrose Townhomes, a horizontal property regime with private elements which is on Lot 3 of the Resubdivision of Lot No. 21, Block B on the Plan of Belmont Terrace, (Plat No. 20090429-0038927) as shown as Exhibit "B" of instrument No. 20090430-0039358, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being a portion of the property conveyed to Dana L. Smith by warranty deed of C & A Financial, LLC of record in Instrument No. 20080620-0063855, said Register's Office.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2010 Tax a lien against said property but are not yet due and payable. All matters appearing of record in Plat Book 974, page 97, said Register's Office. Declaration of covenants, conditions and restrictions for Primrose Townhomes, a Horizontal Property Regime with private elements of record in Instrument No. 20090430-0039358, said Register's Office.

This property, known as 1813 A Primrose Avenue, Nashville, TN 37212
(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.

BILL GARRETT, Davidson County
Trans:T20100010394 DEEDWARR
Recvd: 02/22/10 13:35 2 pgs
Fees:13.00 Taxes:1761.20

20100222-0013396

Witness my/~~our~~ hand(s) this 19TH DAY OF FEBRUARY, 2010.

Dana L. Smith

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana L. Smith, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of February, 2010.

Notary Public My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY