10-1-183

Register Return to:
Title South, Inc.
Aspen Grove Dr.
ite 400
anklin, TN 37067

WARRANTY DEED

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL)

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY October 28, 2012
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanya R. Tant	Southeast Bank & Trust	11901009700
(NAME)	(NAME)	
2205 Sadler Avenue	1878 S. Congress Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Athens TN 31371	
(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, James W. Ayers, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanya R. Tant, a single woman, 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 part of lots 41 and 42, on The Plan of G.P. Rose's Property, of record in Book 547, Page 74, Register's Office for said County and being more particularly described as follows:

Beginning at a point in the westerly margin of Sadler Street at the common corner of Lots 40 and 41; thence with the line between said Lots, westerly 138.26 feet which is 50 feet east of the center line of N.C. & St. Louis Railroad right-of-way; thence northerly parallel to and 50 feet easterly from center line of said right-of-way 99.57 feet to a point; thence easterly 109.8 feet to a point in the westerly margin of Sadler Street; thence with the margin of the same, southerly 99.5 feet to the beginning.

Being the same property conveyed to James W. Ayers, by Warranty Deed dated December 19, 2008 from Robert Daniels, Trustee of The 2205 Sadler Trust UAD 8/16/08 of record in Instrument No. 20090106-0001366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2205 Sadler Avenue, Nashville, TN 37210

(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:T20100038561 DEEDWARR
Recvd: 06/24/10 13:27 2 pgs
Fees:13.00 Taxes:321.90
20100624-0049409

Witness my hand this 9th day of June, 2010.

James W. Ayers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Ayers, 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 Franklin, Tennessee this 9th day of June, 2010.

Commission expires:

5/6/2013

Notary Public

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013