AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100048208 DEEDWARR
Recvd: 08/05/10 08:40 2 pgs
Fees:13.00 Taxes:455.01
20100805-0061596

~~WARRANTY DEED~~

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **July, 2010**.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith E. Ashley	BB&T Mortgage	161-11-D-59 CO
(NAME)	(NAME)	
440 English Ivy Drive	P.O. Box 580022	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Charlotte, NC 28258	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jason Tant and wife, Candice Tant***, hereinafter called the Grantors, have argained and sold, and by these presents do transfer and convey unto **Meredith E. Ashley**, Unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. L-59 on the plan of Villages of Brentwood, Phase VII, of record in Book 6900, Page 777, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate desccription.

Being the same property conveyed to Jason Tant by deed from Cameron Ann Murphy of record in Instrument No. 20050408-0039162, Register's Office for Davidson County, Tennessee.

This is improved property known as: 440 English Ivy Drive, Nashville, TN 37211

*Candice Tant joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Jason Tant.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 440 English Ivy Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 our hands this **28th** day of **July, 2010**.

Jason Tant

Candice Tant

Candice Tant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Candice Tant

Personally appeared before me, the undersigned authority, **Jason Tant and ~~wife~~**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **July, 2010.**

Laurie M Harris
Notary Public

My commission expires:
12-10-2012

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY