BILL GARRETT, Davidson County
Trans:T20110061587 DEEDWARR
Recvd: 10/04/11 09:50 2 pgs
Fees:13.00 Taxes:961.63
20111004-0076746

WARRANTY DEED

Record & Return to

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **September, 2011**

Notary Public

MY COMMISSION EXPIRES: 5-6-2013
(AFFIX SEAL)

CINDY S. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DeAnna Gibbs	Hilary A. Kanter	06111019900
(NAME)	(NAME)	
1126 Eastdale Avenue	2021B Overhill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Hilary A. Kanter**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DeAnna Gibbs**, 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 Lot No. 131 on the Map of Eastdale Place of record in Book 547, Pages 29-30, Register's Office of said County, described according to survey of Lewis R. Mefford, Jr., Surveyor, dated 12/28/60, as follows:

Beginning on the southerly margin of Eastdale Avenue at the corner of Lots Numbers 131 and 132; thence with a line between said two lots S 15 deg. 20 min. W, 170 feet; thence N 15 deg. 08 min. W, 78.89 feet; thence N 15 deg. 20 min. E, 130 feet to the southerly margin of Eastdale Avenue; thence with the margin of same S 74 deg. 40 min. E, 68 feet to the beginning.

BEING the same property conveyed to Hilary A. Kanter by Deed from Federal National Mortgage Association dated March 16, 2011 and filed for record on April 6, 2011 in Instrument Number 20110406-0026715, Register's Office of Davidson County, Tennessee.

The spouse of Hilary A. Kanter was not required to waive his/her marital interest to this property due to it being investment property, and has no homestead rights.

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 1126 Eastdale Avenue, Nashville, TN 37216

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, has 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 our hands this **28th** day of **September, 2011**

Hilary A. Kanter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this **28th** day of **September, 2011**

Notary Public

My commission expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY