**RECORD AND RETURN TO:** Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1341

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Crants, and wife Shannon Crants**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Garrett D. Corino, married, and Kathryn A. Overbay, married, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 78 on the plan of Stonemeade, Section 1, of record in Book 6900, Page 800 and 801, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 98.90 feet on the northeasterly margin of Stonemeade and extends back 107.17 feet on the northwesterly line and 118.10 feet on the southeasterly line to a broken line in the rear, measuring 78.67 feet thereon.

Being the same property conveyed to Doctor Robert Crants, III and Shannon Crants, husband and wife, by deed from Donna Ferrier, unmarried dated August 31, 2005, of record as Inst. No. 20050902-0105912, Register's Office for Davidson County, Tennessee; and by Quit Claim Deeds of record as Inst. No. 20070411-0043446 and Inst. No. 20100420-0029744, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 5020 Stonemeade Drive, Nashville TN, 37221.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 8th day of December, 2011.

Doctor Robert Crants III
Robert Crants
by: Jr Mills
Attorney in Fact

Shannon Crants
Shannon Crants
by: Jr Mills
Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20110079149 DEEDWARR
Recvd: 12/14/11 13:11 2 pgs
Fees:13.00 Taxes:740.00
20111214-0097377

State of Tennessee
County of Davidson

On this the 8th day of December, 2011, before me personally appeared Jim Phillips , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert Crants and Shannon Crants acknowledged that such person executed the same as the free act and deed of Robert Crants and Shannon Crants.

Notary Public

My commission expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of December, 2011.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Garrett D. Corino<br>5020 Stonemeade Drive<br>Nashville, TN 37221 | Garrett D. Corino<br>5020 Stonemeade Drive<br>Nashville, TN 37221 | 155-15-A-78 |