Davidson County DEEDWARR
Recvd: 06/20/12 11:31 3 pgs
Fees:18.00 Taxes:1010.10
20120620-0054047

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$273,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: May 10, 2015
(AFFIX SEAL)

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patience L. Wallace	Wells Fargo Bank, NA	**083-05-0-140.00**
(NAME)	(NAME)	
1017 Maxwell Avenue	101 North Phillips Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Sioux Falls, SD 57104	
(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, William C. Gant and wife, Toni A. Gant, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patience L. Wallace and Samuel W. Wallace, 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 Lots: Number 18 and Number 19 of Block F, on the Plan of Eastwood Addition of R. T. Brown Re-subdivision of the Stranon and Seymore and L.T. Baxter Lands and a strip immediately South of said Two Lots on the Plan of Eastwood Addition of Record in Book 332, Page 63, Register's Office for Davidson County, Tennessee and described according to a Survey made by Z.J. Wilkinson, Surveyor, dated December 13, 1941, as follows:

Beginning on the Northerly Margin of Maxwell Avenue as now located, at an iron pin, 16.3 feet South of the Southeast corner of Lot Number 20;

Thence with said Avenue, Eastwardly 52.4 feet to an iron pin at the corner of Stone Pier;

Thence Northeastwardly 247 feet to an iron pin at fence corner in the Southerly margin of an alley;

Thence with said alley, Westwardly 52 feet to the corner of Lots Number 19 and Number 20;

Thence with the line between said Two Lots Southwardly 211 feet, continuing in a Southwardly direction, 16.3 feet, in all 227.3 feet to the beginning.

Being the same property conveyed to William C. Gant and wife, Toni A. Gant by deed dated January 25, 2007 from Franklin Credit Management Corporation of record in Instrument No. 20070226-0023892, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1017 Maxwell Avenue, Nashville, TN 37206**

(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.

Witness our hands this **31st day of May, 2012.**

William C. Gant

Toni A. Gant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **William C. Gant and wife, Toni A. Gant** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

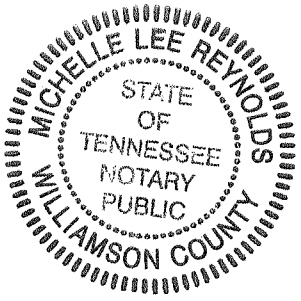
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015