WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00
BILL GARRETT, Davidson County Trans:T20120067651 DEEDWARR Recvd: 09/10/12 11:04 2 pgs Fees:13.00 Taxes:1495.54 20120910-0081736	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of Sept 2012. Notary Public MY COMMISSION EXPIRES: 7/13/13 (AFFIX SEAL)

Dellana L. Gilmore
Notary Public
State of Tennessee
Davidson County

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Brianna Morant and Jason Morant	Metropolitan Bank	11702008200
(NAME) 2605 Oakland Ave	(NAME) 1612 Westgate Cir, #222	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Brentwood, TN 37027	
(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, **Elizabeth B. Bunting, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brianna Morant and Jason Morant, 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: (* Jason A. Morant)

Land in Davidson County, Tennessee, being the southerly 60 feet of Lot No. 200 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, of the Register's Office for said County.

Said part of Lot No. 200 fronts 60 feet on the westerly side of Oakland Street, and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Elizabeth B. Bunting by Warranty Deed from Emmett Greer and wife, Geraldine Greer, dated November 10, 1998 of record in Book 11200, page 607, Register's Office of Davidson County, Tennessee.

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 2605 Oakland Ave, Nashville, TN 37212

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 5th day of, Sept 2012.

Elizabeth B. Bunting

Elizabeth B. Bunting

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Elizabeth B. Bunting**, 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 5th day of September 2012

Notary Public

My commission expires: 2/13/2016

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122