WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120084162 DEEDWARR
Recvd: 11/05/12 09:54 2 pgs
Fees:13.00 Taxes:445.48
20121105-0101485

G-KW-12-310

NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,400.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 6-28-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Destiny S. Settle	SAME (NAME)	
310 Huntington Ridge Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	161-11-A-159.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CLYDE R. TANT, JR. AND WIFE, TERESA TANT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DESTINY S. SETTLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 159, HUNTINGTON RIDGE TOWNHOUSES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 9, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CLYDE R. TANT, JR., MARRIED BY WARRANTY DEED FROM CATHERINE D. TANT, UNMARRIED, RECORDED ON THE 12TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050412-0040555, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

NOTE: PRIOR DEEDS (INSTRUMENT NO. 20050412-0040555; BOOK 10805, PAGE 968; BOOK 10246, PAGE 842; BOOK 7971, PAGE 827) ERRONEOUSLY REFERRED TO UNIT AS LOT 35. THE CORRECT UNIT NUMBER IS UNIT NO. 159 AS REFLECTED IN DEED RECORDED IN BOOK 6795, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 4675, PAGE 9; BOOK 4729, PAGE 687 AND AMENDED IN BOOK 4889, PAGE 905; BOOK 5394, PAGE 243 AND INSTRUMENT NO. 20110331-0024865; BOOK 7423, PAGE 762 AND INSTRUMENT NO. 20080324-0029069; BOOK 9775, PAGE 308; BOOK 9732, PAGE 551; BOOK 11345, PAGE 59; BOOK 6396, PAGE 896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 310 Huntington Ridge Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 31st day of October, 2012.

Clyde R. Tant, Jr. by John Gleaves, attorney-in-fact

Teresa Tant by John Gleaves, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of October, 2012, before me personally appeared John Gleaves 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 Clyde R. Tant, Jr. and Teresa Tant and who acknowledged he/she/they executed the same as the free act and deed of the said Clyde R. Tant, Jr. and Teresa Tant.

Witness my hand and official seal, this the 31st day of October, 2012.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903