BILL GARRETT, Davidson County
Trans:T20120094017 DEEDWARR
Recvd: 12/10/12 08:31 2 pgs
Fees:13.00 Taxes:1357.90
20121210-0113204

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2012.

NOTARY PUBLIC

My Commission expires: 9/23/13

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Amanda June D'Amour 1511 Gartland Avenue Nashville, TN 37206	Same	083-09 313.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Jana Kramer, single person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Amanda June D'Amour, an unmarried woman

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING LOT NO. 108 ON THE PLAN OF THE SUBDIVISION OF THE A.V.S. LINDSLEY 29 ACRE TRACT AS OF RECORD IN BOOK 57, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to JANA KRAMER, single person, by warranty deed from THOMAS C. MCGARRAH SHARP AND MELINDA A. MCGARRAH SHARP, HUSBAND AND WIFE, of record in Instrument No. 20101001-0078658, dated September 29, 2010, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 1511 Gartland Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 16th day of November, 2012.

"GRANTORS"

Jana Kramer

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Jana Kramer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2012.

Notary Public

My commission expires: 5/8/16

{Seal}

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/16