RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-12121200954

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130000272 DEEDWARR
Recvd: 01/02/13 12:24 2 pgs
Fees:13.00 Taxes:1132.20

20130102-0000347

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of DECEMBER, 2012

Notary Public

MY COMMISSION EXPIRES:

VICTORY TITLE & ESCROW, LLC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES: September 9, 2014

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER C. GOOD 117 48TH AVENUE NORTH NASHVILLE, TN 37209	SAME	103-03-0-278.00

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, WE,

CLYDE R. TANT, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PETER C. GOOD AND WIFE, AMANDA H. GOOD

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 Lot No. 2 on the Plat of Tant Subdivision of record in Book 8250, Page 591, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Clyde R. Tant, Jr., by Quitclaim Deed from Mai Ellen Tant, a widow, dated 12/8/06 and recorded 9/11/08 in Instrument No. 20080911-0092986; and being a portion of the same property previously conveyed to Clyde R. Tant, Sr. and wife, Mai Ellen Tant, by Warranty Deed from Eva Marie Stockman and Mrs. Mae L. Stockman Desirey, dated 1/6/56 and recorded 1/16/56 in Book 2489, Page 101, in the Register's Office of Davidson County, Tennessee. The said Clyde R. Tant, Sr. having since died.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **117 48TH AVENUE NORTH, NASHVILLE, TN 37209**
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 28th day of DECEMBER, 2012.

Clyde R. Tant

CLYDE R. TANT, JR.

STATE OF GEORGIA
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLYDE R. TANT, JR. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Grayson Georgia, this 28th day of DECEMBER, 2012.

Commission Expires: 4.17.2016

Barbara S Hamlin
Notary Public

BARBARA S HAMLIN
NOTARY PUBLIC
GWINNETT CO., GEORGIA
MY COMMISSION EXPIRES
17
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