BILL GARRETT, Davidson County
Trans:T20130012337 DEEDWARR
Recvd: 02/13/13 11:29 2 pgs
Fees:13.00 Taxes:1772.30
20130213-0014745

WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **5th** day of **February, 2013.**

Notary Public

MY COMMISSION EXPIRES: 3/19/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Brennan and Mary Brennan	Same	117040H00100CO
(NAME)	(NAME)	
1813 A Primrose Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, WE, **Jacob M. Tant and wife, Kristin Tant**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Brennan and Mary Brennan, 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 Unit A of Primrose Townhomes, a horizontal property regime with private elements which is on Lot 3 of the Resubdivision of Lot No. 21, Block B on the Plan of Belmont Terrace, (Plat No. 20090429-0038927) as shown as Exhibit "B" of instrument No. 20090430-0039358, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jacob M. Tant and wife, Kristin Tant by Warranty Deed from Dana L. Smith dated February 19, 2010 of record in Instrument No. 20100222-0013396, 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.

This is improved property, known as 1813 A Primrose Avenue, 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 **February, 2013.**

Jacob M. Tant

Kristin Tant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Jacob M. Tant and Kristin Tant**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **February, 2013.**

Notary Public

My commission expires:
3/18/17

