Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $280,000.00 Affiant Subscribed and sworn to before me, this the 29th day of May, 2013. Notary Public My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Rodney Olivia Rodney	Renasant Bank	
1127 Eastdale Ave.	2001 Park Place N. #650	61-11-01-186
Nashville, TN 37216	Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN GANT AND WIFE, MELISSA HUDSON-GANT,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW RODNEY AND OLIVIA RODNEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 143 on the Plan of Eastdale Place of record in Plat Book 547, Pages 29 and 30, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Gant and wife, Melissa Hudson-Gant by Quitclaim Deed from Larry D. Craig, Trustee of record at Instrument No. 20061221-0157767, Register's Office for Davidson County, Tennessee, dated December 12, 2006 and recorded on December 21, 2006.

Being the same property conveyed to Brian Gant by Deed from John Weakley Lane and Jimmy Keith Lane, by and through John Weakley Lane, Attorney in Fact and Elizabeth Delozier Lane, by and through John Weakley Lane, Attorney in Fact, Beneficiaries under the Last Will and Testament of Mary Edith Weakley Lane, Deceased of record at Instrument No. 20020228-0025371, Register's Office for Davidson County, Tennessee, dated February 22, 2002 and recorded on February 28, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1127 Eastdale Ave., Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20130045957 DEEDWARR
Recvd: 06/03/13 14:08 2 pgs
Fees:13.00 Taxes:1036.00
20130603-0055690

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2013.

Brian Gant

Melissa Hudson-Gant

STATE OF North Carolina
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Gant and Melissa Hudson-Gant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2013.

TERESSA LOREAL WARREN NOTARY PUBLIC BUNCOMBE CO., N.C.

Notary Public

My commission expires: 4/22/2016