Return to:

Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

# WARRANTY DEED

RR13-0213

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$269,000.00~~ 292,000.

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN L. TRUST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2015

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jennifer Morant | | |
| 213 B Scott Ave (ADDRESS) | (NAME) Same (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 083-06B-002.00CO |

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, we ROBERT L. ENTZMINGER AND WIFE, MARY LOU ENTZMINGER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER MORANT ~~SE~~ MARRIED, 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 No. 213-B, as shown on Exhibit "B" of the Declaration and Master Deed establishing a Planned Unit Development for 213 Townhomes, of record in Instrument No. 20050411-0039691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description.

Being the same property conveyed to Robert L. Entzminger and wife, Mary Lou Entzminger by Deed from Anne M. Conquest and husband, Lance P. Martin of record in Instrument No. 20070725-0088170, Register's Office for Davidson County, Tennessee, dated July 23, 2007 and recorded on July 25, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ( )
This is improved ( X ) property, known as 213 B Scott Ave, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Z.P.)

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.


Davidson County DEEDWARR
Recvd: 06/11/13 16:05 4 pgs
Fees:23.00 Taxes:1080.40
20130611-0059545

Witness my/our hand(s) this 15th day of May, 2013.

Robert L. Entzminger

Mary Lou Entzminger

STATE OF ARKANSAS
COUNTY OF FAULKNER

Before me personally appeared Robert L. Entzminger and wife, Mary Lou Entzminger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)

Crystal R. Williamson
Notary Public-State of Arkansas
Pope County
My Commission Expires 04-16-2016
Commission # 12347529

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Witness my/our hand(s) this 15th day of May, 2013.

X _____
Robert L. Entzminger

X Mary Lou Entzminger
Mary Lou Entzminger

X STATE OF Arkansas
COUNTY OF Pulaski

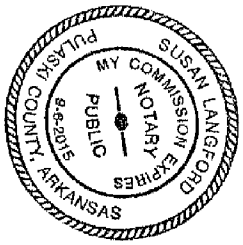
Before me personally appeared Robert L. Entzminger and wife, Mary Lou Entzminger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the .

X _____
Notary Public

My Commission Expires: 9/6/2015

(SEAL)




RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

# True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Carol Clawson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol A. Clawson
Notary's Signature

My Commission Expires: 3-17-14

CAROL A. CLAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY