THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080016** BILL GARRETT, Davidson County Trans:T20130069742 DEEDWARR Recvd: 08/13/13 15:33 2 pgs Fees:13.00 Taxes:1147.00 20130813-0085088	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$310,000.00. Affiant Subscribed and sworn to before me, this 9th day of August, 2013. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Christopher W. McGanity and Elizabeth C. McGanity 1901 Sweetbriar Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11704005200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary S. Webb and wife, Beverly D. Gibson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher W. McGanity and Elizabeth C. McGanity, Husband and Wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 70 feet of Lot No. 253 on the Map of the Belmont Land Company's Subdivision called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 253 fronts 70 feet on the Southerly side of Sweetbrier Avenue and runs back between parallel lines with the Westerly margin of 19th Avenue South, or Altura Place, 175 feet to an alley.

Being the same property conveyed to Gary S. Webb and wife, Beverly D. Gibson by Warranty Deed from Jerre Wheelhouse, Trustee, recorded on the 31st day of July, 1984 in Deed Book 6348, Page 993, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1901 Sweetbriar Avenue Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2013.

Gary S. Webb

Beverly D. Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary S. Webb and Beverly D. Gibson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2013.

Notary Public

My Commission Expires: 02/26/17

