WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140006338 DEEDWARR
Recvd: 01/28/14 10:46 2 pgs
Fees:13.00 Taxes:795.50
20140128-0007661

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2014.

Tonya B Cherry
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Matthew Tant	Pinnacle Bank	
(NAME)	(NAME)	
9540 Sanctuary Place	150 3rd Ave. S, Ste. 900	118-13-30
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **AUBREY B. HARWELL, JR., TRUSTEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB MATTHEW TANT, MARRIED MAN,** 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 of the Re-Subdivision of the Final Plat of Graybar Lane formerly Lot No. 28 & Lot No. 29 on the Plan of Noels Oriental Golf Club Subdivision, Section One, of record in Instrument No. 20140121-0005456, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Aubrey B. Harwell, Jr., Trustee by Deed dated September 16, 2013 from William H. Rice, Trustee of The William H. Rice Living Trust U/A/D June 17, 2002, Restated and Amended August 6, 2009 of record in Instrument No. 20130918-0098145, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 1424, page 10 and Instrument No. 20140121-0005456, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1001 Graybar Ln., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 27th day of January, 2014.

Aubrey B. Harwell, Jr., Trustee
by Stephen C. Sexton, Atty in Fact

Aubrey B. Harwell, Jr., Trustee , By: Stephen C. Sexton, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of January, 2014, before me personally appeared Stephen C. Sexton, to me known to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., Trustee and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., Trustee.

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015