BILL GARRETT, Davidson County
Trans:T20140034096 DEEDWARR
Recvd: 05/15/14 16:00 2 pgs
Fees:13.00 Taxes:1702.00
20140515-0041996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 460,000.00

Affiant

Subscribed and sworn to before me, this 6th day of May, 2014.

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 8/23/16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KRISTIN J. TANT AS TRUSTEE FOR MATTHEW TANT	New owner	**13112011400**
1011 BATTERY LN	9540 Sanctuary Pl	
NASHVILLE, TN 37220	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

ALLAN ROBERT SHARP, JR. and wife, YVONNE R. SHARP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KRISTIN J. TANT AS TRUSTEE OF THE HMT TRUST U/A/D February 6, 2013.

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin in the western line of Lot No. 30 in Zenaida Place, and the easterly line of a tract heretofore conveyed to Lorena Shemwell, et al, and running thence south 87° east 100 feet to an iron pin in the northerly line of a tract heretofore conveyed to Herbert Schneider; thence north 3° 30" east 517.7 feet to an iron pin in the southerly margin of Battery_Lane or 550.7 feet to the center line of said Battery Lane; thence north 87° west 100 feet to an iron pin in the southerly margin of Battery Lane; thence south 3° 30" west with a fence and tree row, which is the easterly line of the tract heretofore conveyed to Lorena Shemwell, et al, to the point of beginning, containing 1.188 acres according to a survey of said tract herein described, being part of Zenaida Place and unrecorded plat as surveyed by Z. J. Wilkerson May 20, 1959. It is the intention of the bargainor to convey to the center line of Battery Lane, although the description describes said tract only to the southerly margin of said road.

BEING THE SAME PROPERTY CONVEYED TO ALLAN ROBERT SHARP, JR. AND WIFE, YVONNE R. SHARP, BY WARRANTY DEED FROM ALLAN ROBERT SHARP, SR. AND WIFE, FRANCES DOAK SHARP, DATED 10/27/1972 AND RECORDED ON 11/02/1972 IN BOOK 4651, PAGE 944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $16,250.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1011 BATTERY LN, NASHVILLE, TN 37220.

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 in 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 my/our hand(s) this 6th day of May, 2014.

Allan Robert Sharp Jr
ALLAN ROBERT SHARP, JR.

Yvonne R Sharp
YVONNE R. SHARP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ALLAN ROBERT SHARP, JR. and YVONNE R. SHARP, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2014.

Beverly Parham
Notary Public

BEVERLY PARHAM STATE OF TENNESSEE NOTARY PUBLIC WEAKLEY CO. TN.

My Commission Expires: 11-19-14