THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14040676

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $516,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2014.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My Commission Expires: 9/21/2015

BILL GARRETT, Davidson County
Trans:T20140041058 DEEDWARR
Recvd: 06/11/14 10:01 2 pgs
Fees:13.00 Taxes:1909.20
20140611-0050678

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob Forrest Busler and Valerie Jean Busler 2902 Woodlawn Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117-02-19.00

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, **Lawrence C. Tant Jr. and wife, Elizabeth Amond Tant** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Forrest Busler and Valerie Jean Busler, 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 Lot 9, A DEVELOPMENT OF STOKES TRACT, BLOCK 1, as shown on plat of record in Plat Book 974, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Lawrence C. Tant, Jr. and Elizabeth Anne Amond, both unmarried, as joint tenants with the right of survivorship to Lawrence C. Tant, Jr. and wife, Elizabeth Amond Tant as recorded on the 4th day of August, 2003 in Instrument No. 20030804-0110349; Quitclaim Deed from Lawrence C. Tant, Jr. and Leslie Lee Tant, as joint tenants with the right of survivorship to Lawrence C. Tant, Jr. and Elizabeth Anne Amond, both unmarried, as joint tenants with the right of survivorship as recorded on the 7th day of August, 2002 in Instrument No. 20020807-0095044; Quitclaim Deed from Lawrence C. Tant and wife, Donna Tant to Lawrence C. Tant, Jr., and Leslie Lee Tant, as joint tenants, with the right of survivorship as recorded on the 3rd day of September, 1997 in Book 10594, Page 424 and Warranty Deed from Thomas T. Pennington and wife, Kathryn H. Pennington to Lawrence C. Tant as recorded on the 16th day of May, 1996 in Deed Book 10052, Page 382, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A DEVELOPMENT OF STOKES TRACT, as recorded in Plat Book 974, Page(s) 24.

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

This is improved property located at 2902 Woodlawn Drive Nashville TN 37215.

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 4th day of June, 2014.

Lawrence C. Tant Jr.

Elizabeth Amond Tant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence C. Tant Jr. and Elizabeth Amond Tant, 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 4th day of June, 2014.

Notary Public

My Commission Expires: _____



Ret to:

American Title & Escrow, LLC
7101 Sharondale Court
Suite 200
Brentwood, TN 37027