WARRANTY DEED

KALYN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2014

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William Winston Gant, Jr.	NEW OWNER	Parcel ID:
720 Wabash Place		155100A05600
Nashville, TN 37221		

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 acknowledged, we

Kathy Morante, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William Winston Gant, Jr. and wife, Susan Kathleen Gant
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. 59 on the Plan of McCrory Trace Estates, of record in Plat Book 6900, Pages 720-723, and corrected in Book 7825, Page 429, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kathy Morante and spouse, Robert E. Watkins by deed from E. Allen Brantner and spouse, Sandra S. Brantner, of record in Instrument 20061227-0159204, said Register's Office, dated December 22, 2006. The said Robert E. Watkins died June 10, 2014, and title vested in Kathy Morante as surviving tenant by the entirety.

This conveyance is subject to Restrictions and By-Laws of record in Book 7576, Page 846; Book 7241, Page 597; Book 8135, Page 257, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 720-723, and corrected in Book 7825, Page 429, said Register's Office; (3) Easement to Harpeth Valley Utility District in Instrument 20021104-0134797, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 720 Wabash Place, Nashville, TN 37221

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.

Witness my hand this 25th day of September, 2014.

Kathy Morante

BILL GARRETT, Davidson County
Trans:T20140076004 DEEDWARR
Recvd: 10/08/14 10:11 2 pgs
Fees:13.00 Taxes:1165.50
20141008-0093236

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Morante, 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 and official seal at Nashville, Tennessee, this 25th day of September, 2014.

My Commission Expires: 5/5/15

Notary Public

