BILL GARRETT, Davidson County
Trans:T20150034038 DEEDWARR
Recvd: 05/04/15 14:44 2 pgs
Fees:13.00 Taxes:1254.30
20150504-0040284

WARRANTY DEED

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/2/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Derek P. Tant and Keely M. Tant	Movement Mortgage	141 15 0D 138.00
(NAME)	(NAME)	
7809 River Fork Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville 37221	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Nine Thousand And No/100 Dollars ($339,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Milton Laughlin and Ann Laughlin, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Derek Tant and Keely Tant, husband and wife**, 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. 138 on the plan of Phase III-A "Sheffield on the Harpeth", of record in Book 7900, Page 332, Register's Office for said County.

Said Lot No. 138, which is a corner of lot, fronts 96.30 feet on the northwesterly margin of Stonehindge Way and fronts 76.23 on the southwesterly margin of River Fork Drive, said frontages being joined by a curve having a length of 40.33 feet, and extends back 116.31 feet on the northwesterly line and 90.00 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Milton Laughlin and spouse, Ann Laughlin by Warranty Deed from Warren M. Johnson, Jr. and spouse, Leigh B. Johnson, dated November 30, 1994 and recorded December 1, 1994 in Book 9533, Page 919, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-151291

unimproved ☐
This is improved ☒ property, known as 7809 River Fork Drive, 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, has 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 our hands this 30th day of April, 2015.

Milton Laughlin

Ann Laughlin

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Milton Laughlin and Ann Laughlin, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2015.

Notary Public

My Commission Expires: September 10, 2018

(SEAL)



File Number: GRN-151291