BILL GARRETT, Davidson County
Trans:T20150040353 DEEDWARR
Recvd: 05/26/15 09:40 2 pgs
Fees:13.00 Taxes:462.50
20150526-0047855

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Amy Woodard
Affiant

Subscribed and sworn to before me, this ___ day of May, 2015.

Notary Public

My commission expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amy Woodard	NEW OWNER	**06110009000**
4110 Edwards Ave		
Nashville, TN 37207		

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,

Harry F. Ganstine, Trustee under the Irrevocable Trust Agreement of Elvira Maria Ganstine, dated February 10, 2015

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

Amy Woodard

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:

BEING Lot No. 3 on the Map showing the Resubdivision of part of Maplewood Heights, as of record in Book 2854, page 13, Register's Office for said County.

SAID Lot No. 3 fronts 70 feet on the easterly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Harry F. Ganstine, Trustee under the Irrevocable Trust Agreement of Elvira Maria Ganstine, dated February 10, 2015, by Quitclaim Deed to Trustee from Elvira M. Ganstine (a widow), dated 02/10/2015 and recorded on 02/13/2015 in Instrument Number 20150213-0013408, Register's Office for Davidson County, Tennessee.

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 4110 Edwards Ave, Nashville, TN 37207.

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 21 day of May, 2015.

Harry F. Ganstine, Trustee

Harry F. Ganstine, Trustee
under the Irrevocable Trust Agreement of Elvira Maria Ganstine, dated February 10, 2015

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared HARRY F. GANSTINE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is TRUSTEE of the IRRECOVABLE TRUST AGREEMENT OF ELVIRA MARIA GANSTINE, DATED FEBRUARY 10, 2015 and that he is authorized to execute this instrument on its behalf.

Witness my hand this 21 day of MAY, 2015

Notary Public

My commission expires: 1/26/16

