Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20150042273 DEEDWARR
Recvd: 06/01/15 10:49 2 pgs
Fees:13.00 Taxes:702.63
20150601-0050280

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

05-1505-66563

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Laura Bantle<br>3710 Burrus Street<br>Nashville TN 37216 | Access National Mortgage<br>1800 Robert Fulton Drive 350<br>Reston, VA 20191 | 072-02-0-087.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harrison Breeden, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Laura Bantle, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: unmarried

Land in Davidson County, Tennessee, being Lot No. 75, on the Plan of E. B. Craig's Subdivision of the Crownover Property, of record in Book 894, Pages 640 and 641, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harrison Breeden, an unmarried man by deed from Frances B. (Breeden ) Pennington (also known as Frances B. Allen), a married woman, dated September 30, 2005, recorded October 17, 2005, of record in Instrument No. 20051017-0124473, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3710 Burrus Street, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of May, 2015.

x _____
Harrison Breeden

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harrison Breeden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 26th day of May, 2015.

x _____
Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

