BILL GARRETT, Davidson County
Trans:T20150083844 DEEDWARR
Recvd: 10/02/15 08:37 2 pgs
Fees:13.00 Taxes:388.50
20151002-0100220

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road Ste., 100
Nashville, TN 37215

MAP/GROUP/PARCEL 08203008800

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Claudia Cappo
916 A North 2nd Street
Nashville, TN 37207

SEND TAX BILLS TO:

SWBC MORTGAGE CORPORATION
9311 SAN PEDRO AVENUE, SUITE 100
SAN ANTONIO, TX 78216

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **DARRELL GANT AND FRANCINE GANT, A MARRIED COUPLE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto : **CLAUDIA CECILE CAPPO, A SINGLE WOMAN** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 158-A, on the Zone Lot Division, Sharpe and Horn Subdivision, as shown by plat appearing of record in Book 6200, page 302, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Darrell Gant and wife, Francine Gant, by Quitclaim Deed from David B. Abercrombie, dated May 31, 2002, appearing of record in Instrument No. 20020626-0076473, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

2015 Real Property Taxes are a lien not yet due and payable until October 1, 2015.; Subject to all matters shown on the Plan of record in Plat Book 6200, page 302, Register's Office for Davidson County, Tennessee.

- THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 916 A North 2nd Street, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been paid by the Grantor(s) and prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29th day of September, 2015.

Darrell Gant

Francine Gant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Darrell Gant and Francine Gant, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29th day of September, 2015.

NOTARY PUBLIC

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6-30-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of September, 2015.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/16

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