151:296

BILL GARRETT, Davidson County
Trans: T20150084488 DEEDWARR
Recvd: 10/05/15 10:51 2 pgs
Fees: 13.00 Taxes: 2031.30
20151005-0100999

Register Return to:
Land Title South, Ir
3326 Aspen Grove
Suite 400
Franklin, TN 37067

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156626

WARRANTY DEED

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $549,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2015.

NOTARY PUBLIC

My commission expires: 3/6/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trent M. Janos 1131 Granny White Court Nashville, TN 37204	Trent M. Janos 1131 Granny White Court Nashville, TN 37204	131 08 0F 004.00CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Forty Nine Thousand and 00/100 Dollars ($549,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JUSTIN WIMSATT, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TRENT M. JANOS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit 6-A in a Horizontal Property Regime as shown on the condominium site plan of Harding Heights Condominiums, as described in Exhi it "A" of the Master Deed of record in Instrument No. 20040521-0059693, as amended in Instrument 20040721-0087181 and Instrument No. 20050504-0050176, said Register's Office to which reference is hereby made for a more complete description of said property.

Being that same property conveyed to Justin Wimsatt, an unmarried man by deed from Alex Mahmood, a single person, dated October 27, 2005 and recorded at Instrument # 20051107-0134831, said Register's Office. Justin Wimsatt is now married to Jill M. Wimsatt. The said Jill M. Wimsatt hereby joins in this conveyance to waive any marital rights granted to a spouse, in said property.

The address of the herein described property is believed to be 1131 Granny White Court, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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

WITNESS MY/OUR HANDS, this the 2nd day of October, 2015.

JUSTIN WIMSATT

JILL M. WIMSATT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Justin Wimsatt and Jill M. Wimsatt, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of October, 2015.

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Melinda Sutherland
Printed Notary Name

My commission expires: 3/16/18