WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-4-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry T. Maxwell	owner (NAME)	142020022.00
4636 Villa Green Drive	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gene C. Fant and wife, Ramona H. Fant,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Henry T.Maxwell and wife, Holly K. Maxwell** 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. 38, on the Plan of Cross Timbers, Section 2, as of record in Book 3700, Page 92, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gene C. Fant, and wife, Ramona H. Fant by Deed dated September 21, 2004 from Golda Spears, unmarried of record in Instrument No. 20040927-0115947, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7484 Stacy Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20150087510 DEEDWARR
Recvd: 10/14/15 10:50 2 pgs
Fees:13.00 Taxes:850.63
20151014-0104469

Witness my/our hands this 13th day of October, 2015.

Gene C. Fant

Ramona H. Fant

State of Tennessee
County of Davidson

Personally appeared before me Gene C. Fant and Ramona H. Fant, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of October, 2015.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Maxwell