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

MAP & PARCEL NO: 106 15 0 011.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Kara Potts
63 Scobey Dr
Nashville, TN 37210

SEND TAX BILLS TO:
~~Bank~~ Bank of America, N.A.
4909 Savarese Circle
Tampa, FL 33634

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, the undersigned, **DARRELL GANT, UNMARRIED**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **KARA POTTS,** an Unmarried Woman "Grantee", her 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. 95, on the Plan of Raymond Heights, as shown by plat appearing of record in Book 1424, page 141, 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, an unmarried man, by Warranty Deed from Jeanne Kay Fields, an unmarried woman, dated November 24, 2004, appearing of record in Instrument No. 20041206-0144657, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee.

This is improved property known as 63 Scobey Dr, Nashville, TN 37210.

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

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has 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 and prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, her 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 to the Grantee with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20160001406 DEEDWARR
Recvd: 01/07/16 09:37 2 pgs
Fees:13.00 Taxes:481.00
20160107-0001511

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 22 day of December, 2015.

Darrell Gant, by and through his lawful attorney-in-fact, Darrell Gant, Sr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State, the within named, **Darrell Gant, Sr.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (Warranty Deed) instrument for the same as the free act and deed of the said **Darrell Gant**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Darrell Gant,** and appearing of record in Instrument No. 20160107-000 1510, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 22 day of December, 2015.

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

NOTARY PUBLIC
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 **$130,000.00** 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 22nd day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 6/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066