BILL GARRETT, Davidson County
Trans:T20160025942 DEEDWARR
Recvd: 03/31/16 09:49 2 pgs
Fees:13.00 Taxes:636.40

20160331-0030381

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M1612276

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Affiant

Subscribed and sworn to before me, this 29 day of March, 2016.

Notary Public
My commission expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

06-1603-76336

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Emma Harris Tant	Movement Mortgage, LLC	074-08-0-010.00
7009 Bonnamere Dr.	841 Seahawk Circle	
Hermitage TN 37076	Virginia Beach, VA 23452	

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, **John Daniel LeGrange, unmarried, Tracy Ann Rucki, unmarried, and John J. LeGrange and wife, Mary Kathleen LeGrange**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emma Harris Tant and Timothy James Tant, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 831, on the Plan of Section Seven, Hermitage Hills, of record in Book 3300, Pages 62 and 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Daniel LaGrange (sic) unmarried, Tracy Ann Rucki, unmarried, and John J. LeGrange and wife, Mary Kathleen LeGrange by deed from Jeremy Bockman, unmarried, dated March 11, 2010, recorded March 18, 2010, of record in Instrument No. 20100318-0020295, Register's Office for Davidson County, Tennessee. The correct spelling of grantee's surname is LeGrange, erroneously stated in the prior deed as LaGrange.

Tracy Ann Rucki is one and the same person as Tracy Ann LeGrange.

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: 7009 Bonnamere Dr., Hermitage, TN 37076.

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 29 day of March, 2016.

John Daniel LeGrange

Tracy Ann LeGrange (Rucki)

John L. LeGrange

Mary Kathleen LeGrange

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 29 day of March, 2016.

Notary Public

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires: 9-28-19

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 29 day of March, 2016.

Notary Public

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires: 9-28-19

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John L. LeGrange and wife Mary Kathleen LeGrange**, 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 Mt. Juliet, TN, this 29 day of March, 2016.

Notary Public

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires:

9-28-19