WARRANTY DEED

Bill Garrett Davidson County
Batch# 92518 DEEDWARR
05/15/2018 10:47:22 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180515-0046255

J-HC-18-6611-H

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Larence and Davis Properties, LLC	**New Owner**	
(NAME) **95 White Bridge Rd., Ste 401**	(NAME)	**102-12-0-085.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD STEVEN TANT, A MARRIED MAN AND DAVID ALAN TANT, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARENCE AND DAVIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 108, HORTON HEIGHTS, as shown on plat of record in Plat Book 2133, Page 32, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

More particularly described as follows:

BEGINNING at a point on the Easterly margin of Fleetwood Drive, the common corner of lots 64 and 108; thence in an Easterly direction along the line between said two lots, 201.6 feet to a point; thence in a Southerly direction 203 feet to a point on the Northerly margin of Summerly Drive; thence in a Westerly direction along the margin of said Drive, 177.8 feet to a point; thence continuing around a curve in a Westerly and Northerly direction, 39.3 feet to a point on the Easterly margin of Fleetwood Drive; thence in a Northerly direction along the margin of the same, 179 feet to the point of beginning.

Being the same property conveyed to Charles E. Tant Jr. and wife, Doris Louise Tant, by Deed from Thomas C. Summers, Trustee, of record in Book 2452, Page 514 in the Register's Office of Davidson County, Tennessee, dated October 04, 1956 and recorded on October 04, 1956.

Being the same property conveyed to Charles E. Tant, unmarried, Donald Steven Tant, individually and married, and David Alan Tant, individually and married, all as Joint Tenants with the Right of Survivorship by Quit Claim Deed from Jad A. Duncan, Trustee, of record in Instrument No. 20161222-0134933, in the Register's Office of Davidson County, Tennessee, dated April 27, 2011 and recorded on December 22, 2016.

The said Charles E. Tant having since died on November 14, 2016, leaving Donald Steven Tant and David Alan Tant as the surviving tenants with rights of survivorship.

**Said property is not the principal residence of either Grantor.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORTON HEIGHTS, as recorded in Plat Book 2133, Page(s) 32, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2135, Page 118, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial

status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6611 Fleetwood Dr., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF MAY, 2018.

Donald Steven Tant

Donald Steven Tant

David Alan Tant

David Alan Tant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD STEVEN TANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID ALAN TANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212