WARRANTY DEED

Karen Johnson Davidson County
Batch# 267059 DEEDWARR
08/05/2019 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $2,034.63
20190805-0077558

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan Elizabeth Delaney and Katherine Delaney	Bond Mortgage, LLC	128-00-0-105.00
(NAME) 7689 Sawyer Brown Road	(NAME) 318 Seaboard Ln, Ste 310	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **The Tant Companies LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Delaney and Katherine Delaney, a married couple,** 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:

Lying in the 8th Civil District, being tract 2 as shown on the survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, described as follows:

Beginning at an iron pin in the center of Sawyer Brown Road, at the northeast corner of the property conveyed to Roy E. McPherson and wife, by deed from C.E. Francis and wife, of record in Book 4311 , page 959, Register's Office for said County; thence with McPherson's Northerly line, north 74°49' west 798.38 feet to an iron pin in the easterly right-of-way line of Interstate I-40; thence with said right-of-way, north 17°36' east 167.20 feet to the corner of Tract 1 and 2 as shown on said survey; thence with the line between said two tracts, south 74°31' east 790.88 feet to the center of said Road; thence with the center of said Road, south 15°01' west 163 feet to the beginning.

Being the same property conveyed to Don S. Farrar and wife, Joyce A. Farrar, by Warranty Deed from John E. Hamlin and wife, Ruth M. Hamlin, dated July 23, 1973, of record in Book 4730, page 149, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Don S. Farrar by Quitclaim Deed from Joyce A. Farrar, dated January 25, 1989, of record in Book 7758, page 447, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Don S. Farrar by Quitclaim Deed from Joyce A. Farrar, dated January 9, 1996, of record in Book 10016, page 689, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Don Farrar Trustee(s) respectively, and his/her/their successors under a Revocable Living Trust for the benefit of Don S. Farrar, under the terms of The Don S. Farrar Living Trust Dated 7/10/07, by Quitclaim Deed from Don S. Farrar, dated July 10, 2007, of record in Instrument No. 20070807-0093981, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Tant Companies LLC, a Tennessee limited liability company, by

The previous Deed contained an error in the legal description which is corrected as shown on the attached plotted description.

Being the same property conveyed to The Tant Companies LLC, a Tennessee limited liability company, by Warranty Deed from Don Farrar, Trustee of the The Don S. Farrar Living Trust U/A/D July 10, 2007, dated August 22, 2018, of record in Instrument No. 20180827-0084461, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7689 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; metro letter regarding sewage soil absorption system of record in Book 4898, page 453; grant of easement of record in Instrument No. 20110311-0019605; all matters shown on survey made by Wayne S. Cooper, Sr., Surveyor, dated April 17, 1968; all of record in the Register's Office for Davidson County, Tennessee.

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.

Witness my/our hands this 26th day of July, 2019.

The Tant Companies LLC

Mark L Tant

By: Mark L. Tant
Its: Sole Member

State of Tennessee
County of Williamson

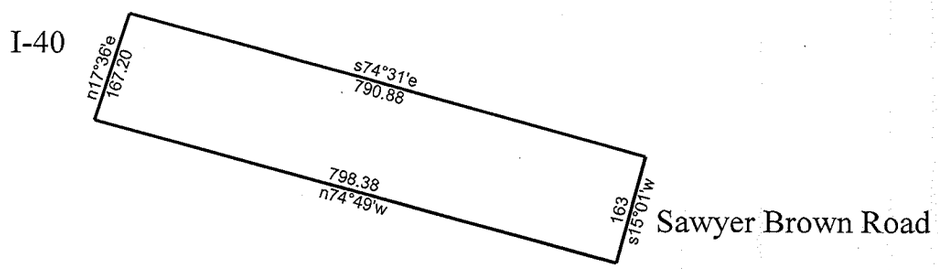
Personally appeared before me, a notary public in and for the state and county aforementioned, Mark L. Tant with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of The Tant Companies LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 26th day of July, 2019.

Notary Public
My Commission Expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

File No.: 29854



	7/15/2019
Scale: 1 inch= 250 feet	File:

Tract 1: 3.0106 Acres (131140 Sq. Feet), Closure: n06.3322e 0.09 ft. (1/21314), Perimeter=1919 ft.

01 n74.49w 798.38
02 n17.36e 167.20
03 s74.31e 790.88
04 s15.01w 163

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

