WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/07/02 09:34 2pgs
Fees:13.00 Taxes:295.63

20020607-0069388

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC,
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-2813

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Abbott	Jennifer M. Abbott	136-00-0-043.00
(NAME)	(NAME)	
2631 Smith Springs Road	2631 Smith Springs Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, WE, Daniel Kane and wife, Sheila Kane, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer M. Abbott and husband, Ian James Abbott, 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 the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book "J", Page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, July 28, 1958, as follows: Beginning in the center of New Smith Springs Road at the northwest corner of the property conveyed to L.T. Stevens, by deed from James A. Allen and wife, of record in Book 2863, Page 59, Register's Office for said County; thence with Stevens' western boundary line south 18 deg. 45 min. west 201 feet; thence north 87 deg. West 90 feet; thence north 20 deg. 20 min. east 223.2 feet to the center of New Smith Springs Road; thence with the same, southeasterly 80 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is the following description: Second Civil District of Metropolitan Nashville – Davidson County, Tennessee Project 70-R-42

Beginning at a point on the existing south right-of-way line of Smith Springs Road on the common line of Williams and Hans J. Eichhorn said point being 19 feet south of center line survey station 83 and 64 and proceeding as follows:

Eastwardly with the existing south right-of-way line of Smith Springs Road a distance of 80 feet to a point on the common line of Williams and Nancy L. Wright said point being 19.5 feet south of center line survey station 84 and 85; thence,
Southwardly with the line between Williams and Wright a distance of 5.5 feet to a point on the new right-of-way line of Smith Springs Road; thence,
Westwardly with a line that is 25 feet south of and parallel to the center line and a 1478.46 feet radius curve to the right a distance of 80 feet to a point on the common line of Williams and Eichhorn; thence,
Northwardly with said line a distance of 6 feet to the point of beginning and containing 460 square feet or 0.01 of an acre, more or less.

Being the same property conveyed to Daniel Kane by deed dated January 3, 1996, from Herbert Wayne Williams, Marcia Williams, John Carpenter Williams, Earline T. Williams and Jennifer Leigh Neal of record in Book 9912, Page 49, Register's Office Davidson County, Tennessee.

Sheila Kane, wife of Daniel Kane joins into the execution of this instrument for the sole purpose of conveying all interests she may have in the subject property by virtue of her marriage.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2631 Smith Springs Road, Nashville, TN 37217

(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.

Witness my hand this 22nd day of May, 2002.

Daniel Kane

Sheila Kane

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of May, 2002.

Commission expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027