WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/02 13:21 2pgs
Fees:13.00 Taxes:219.16

20021101-0134140

MARK A. ELLMORE JR. 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 $ 59,233.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER 2002.

Notary Public

MY COMMISSION EXPIRES: 1/25/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Kane	SAME	62-09-5462-09-55
(NAME)	(NAME)	
2319 Pennington Bend Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I, **Mary Margaret Woods**, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel J. Kane** and wife, **Sheila E. Kane**, 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 Davidson County, Tennessee, being Lots Nos. 37 and 38, on the Plan of River View which is of record in Book 547, Pages 93, 94, and 95, Register's Office for Davidson County, Tennessee and described as follows:

SAID Lots Nos. 37 and 38 adjoin and front together 100 feet, more or less, on the westerly side of River View Avenue, now being Pennington Bend Road, and runs back 202 feet on the southerly side and 199 feet on the northerly side to a line on which they measure 99.8 feet.

BEING the same property conveyed to the Grantor by Warranty Deed from William J. Faris and wife, Norma S. Faris of record in Book 8009, Page 708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 2319 Pennington Bend Road, Nashville, TN 37214
(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 I am 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 I do further covenant and bind myself, 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 22 day of October 2002.

Mary Margaret Woods

Mary Margaret Woods

STATE OF UTAH

COUNTY OF UTAH

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

Witness my hand and official seal at 2191 N Canyon Rd Provo, Utah this 22nd day of October, 2002.

Shannon Tuckett

Notary Public

Commission expires: 7-16-2003

SHANNON TUCKETT
NOTARY PUBLIC • STATE of UTAH
2191 N CANYON RD.
PROVO, UTAH 84604
COMM. EXP. 7-16-2003