WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PAR-GP NUMBERS
Deshawn Futrell AND WIFE, MICHELLE D. FUTRELL	GUARANTY TRUST COMPANY	151-01-27
(NAME) 409 Bridgeton Cove Court	(NAME) 640 BROADMOOR BLVD SUITE 100	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) MURFREESBORO, TN 37129	151-01-0A 093.00
(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, Earl Edward Kane and wife, Amy Christine Kane F/K/A Amy Christine Payne , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DESHAWN FUTRELL AND WIFE, MICHELLE D. FUTRELL, 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 Lot No. 73 on the Plan of Chatham Pointe of record in Plat Book 6900, Page 444-447, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Earl Edward Kane and Amy Christine Payne, unmarried as joint tenants with the specific right of survivorship , by deed of record in Book 9423, Page 438, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 409 Bridgeton Cove Court, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 11/05/03 14:41 2pgs
Fees:13.00 Taxes:564.25

20031105-0162538

Witness my/our hand(s) this. 23rd day of October, 2003

x Earl Edward Kane
Earl Edward Kane

x Amy Christine Kane
Amy Christine Kane

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Kane and Amy Kane with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of October, 2003.

Commission expires: May 28, 2006

Beth Triplett
Beth Triplett Notary Public

