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Davidson County DEEDWARR
Recvd: 01/22/04 09:47 5pgs
Fees:28.00 Taxes:592.00

20040122-0008462

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Byron Dale Kanaday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2004.

K. R. Ch
Notary Public

MY COMMISSION EXPIRES: 9-22-07

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Maxwell	New owner	51-11-81
(NAME) 1509 Saunders Avenue	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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,

BYRON DALE KANADAY AND ANITA JEAN KANADAY AND CINDY FAYE KANADAY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIAN MAXWELL, A MARRIED PERSON

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. 8 on the Map of Oakland Acres, Section (11) Eleven of record in Plan Book 3700, Page 26, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Emogene G. Kanaday, a widow by deed dated July 30, 1986 from Lucille D. Weiss, a widow of record in Book 6942, Page 182, Register's Office for Davidson County, TN. The said Emogene G. Kanaday having since died and the property vesting in Byron Dale Kanaday, Anita Jean Kanaday and Cindy Faye Kanaday by virtue of a will dated August 25, 1983. Upon oath, Byron Dale Kanaday, Anita Jean Kanaday and Cindy Faye Kanaday hereby, warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statue. A copy of said will is attached hereto for reference

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1509 Saunders Avenue, Madison, TN 37115

(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/our hand(s) this 13th day of January, 2004.

Cindy Faye Kanaday by Byron Dale Kanaday her attorney in fact
Cindy Faye Kanaday, by Byron Dale Kanaday, Attorney in Fact

Byron Dale Kanaday
Byron Dale Kanaday

attorney in fact

Anita Jean Kanaday by Byron Dale Kanaday her attorney in fact
Anita Jean Kanaday, by Byron Dale Kanaday, Attorney in Fact

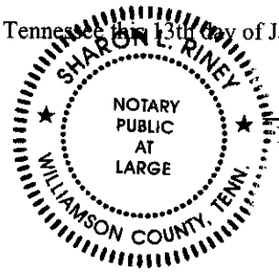
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Byron Dale Kanaday, 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 13th day of January, 2004

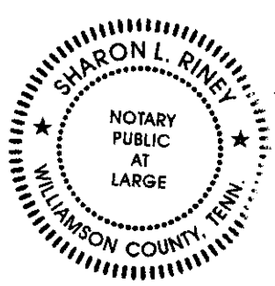
Commission expires:
5-27-07



Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Byron Dale Kanaday, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Cindy Faye Kanaday and Anita Jean Kanaday, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Cindy Faye Kanaday and Anita Jean Kanaday.. WITNESS my hand and Notarial Seal this 13th day of January, 2004.



Notary Public

My Commission Expires
5-27-07

LAST WILL AND TESTAMENT

OF

EMOGENE GREGORY KANADAY

I, EMOGENE GREGORY KANADAY, a resident of Davidson County, Tennessee, make, publish, and declare this document to be my Last Will and Testament. I revoke all wills and codicils previously made by me.

ITEM I: I direct that all of my legally enforceable debts, my funeral expenses, and the costs of administration of my estate be paid as soon as practicable after my death from my residuary estate.

ITEM II: I direct that there shall be paid out of my residuary estate, without apportionment, all estate, inheritance, succession, and other taxes (together with any interest or penalty thereon), assessed by reason of my death, imposed by the government of the United States, or any state or territory thereof, in respect of all property required to be included in my gross estate for estate or like tax purposes by any of such governments, whether the property passes under this Will or otherwise, without contribution by any recipient of any such property.

ITEM III: I give, devise, and bequeath to my husband, ABRAHAM THOMAS KANADAY, JR., if he survives me, all property, real or personal owned by me at the time of my death. If I am not survived by my husband, ABRAHAM THOMAS KANADAY, JR., I give, devise, and bequeath all of the aforesaid property in fee and in equal shares to my three children (BYRON DALE, ANITA JEAN, and CINDY FAYE) per stirpes.

ITEM IV: Statutory Powers of the Executor. I authorize my Executor (including any substitute or successor personal representative) in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming part of my estate or any trust, to exercise any or all of the powers set forth in Section 3 of Chapter 110 of the Acts of the Tennessee General Assembly of 1963, T.C.A § 35-618, all of which provisions and powers are incorporated herein by reference as fully as if

copied herein verbatim. These powers (as set out in said statute on the date of the execution of this Will) are granted, notwithstanding that said statute may be amended hereafter or repealed at the time of my death.

ITEM V: Appointment of Executor. I appoint my husband, ABRAHAM THOMAS KANADAY, JR., as Executor of this my Last Will and Testament, and direct that no bond be required of him in this capacity. If my husband should fail for any reason to act as Executor, then I appoint my son, BYRON DALE KANADAY, as Executor to serve without bond.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and one preceding typewritten page, and for the purpose of identification I have signed each such page, all in the presence of the persons witnessing it at my request on this _____ day of Aug 25, 1983.

Emogene Gregory Kanaday
EMOGENE GREGORY KANADAY

The foregoing instrument was signed, published and declared by the said EMOGENE GREGORY KANADAY as and for her Last Will and Testament on the day and year written above, in our presence and in the presence of each of us who, at her request, in her presence and in the presence of each other, have subscribed our names as witnesses this 25th day of August, 1983, at Nashville, Tennessee.

Thomas P. Kanaday, Jr. residing at Nashville, Tenn

Julia A. Nance residing at Nashville, Tennessee

PAGE 2 OF MY WILL: Emogene Gregory Kanaday
EMOGENE GREGORY KANADAY

AFFIDAVIT BY WITNESSES TO WILL

Each of the aforesaid witnesses, being Thomas P. Kanaday, Jr. and Julia L. Nance, subscribed to the foregoing Will of EMOGENE GREGORY KANADAY, executed on the 25th day of August, 1983, having been requested by the Testator to make and sign this Affidavit, and having first been duly sworn before the Notary Public whose name appears below, hereby state that the said EMOGENE GREGORY KANADAY, was over eighteen (18) years of age, was of sound mind, declared the foregoing instrument to be her Last Will and Testament, published and executed it freely, without undue influence or coercion, by signing each page in the presence of all of us who were all present at the same time, and we in her presence, at her request, and in the presence of each other, subscribed our names as witnesses on the 25th day of August, 1983.

Thomas P. Kanaday, Jr.

Julia L. Nance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, this 25th day of August, 1983.

Kathleen Pattie Snow
Notary Public

My Commission Expires: July 24, 1986