Davidson County DEEDQC
Recvd: 04/20/06 11:20 3 pgs
Fees:17.00 Taxes:0.00
20060420-0045390

THIS INSTRUMENT WAS PREPARED BY:
A. Michelle Poss
501 Great Circle Road, Suite 220
P.O. Box 280927
Nashville, Tennessee 37228
615-242-4477

MAP: **96-11**
PARCEL: **220.00**

ADDRESS NEW OWNER:

Braden B. Kane
3223 Cloverwood Drive
Nashville, TN 37214

MORTGAGEE:
American Home Mortgage Service
538 Broadhollow Road
Melville, NY 11747

SEND TAX BILLS TO: NEW OWNER

This Deed was prepared solely from information provided by the parties without the benefit of title examination. The preparer makes no warranty as to the accuracy of the information contained herein of the state of title conveyed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, I, Heather Kane, have this day bargained and sold, and do hereby transfer and convey and quitclaim unto Braden B. Kane, all right title and interest in and to the following described tract or parcel of land situated in Nashville, Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 144, HICKORY BEND, SECTION 1A, OF RECORD IN PLAT BOOK 3842, PAGE 148, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRADEN B. KANE BY DEED FROM LARRY NELSON, DATED 8/31/05, INSTRUMENT NUMBER 2005-0906-010-6682 OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LARRY NELSON BY DEED FROM HENRY W. MOON, JR. AND WIFE, PENELOPE MOON, DATED 1/31/95, OR RECORD IN BOOK 9585, PAGE 854, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTER OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

THIS PROPERTY IS IMPROVED PROPERTY KNOWN AS 3223 CLOVERWOOD DRIVE, NASHVILLE, TENNESSEE 37214.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, I have hereunto set my hand this the 30 day of March, 2006.

Heather Kane
HEATHER KANE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named, Heather Kane, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who, after being duly sworn, acknowledges that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this 30th day of March, 2006.

Alissa Michelle Poss
Notary Public

ALISSA MICHELLE POSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission Expires:

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. This transfer results as a settlement of a divorce action between HEATHER ANN (CASH) KANE and BRADEN BAYARD KANE, III, Circuit Court for Davidson County, Tennessee, Docket Number 05D-4433.

AFFIANT

Sworn to and subscribed before me this 3rd day of April, 2006.

Notary Public

My commission Expires:

MICHELLE POSS
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007