WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/06 13:47 2 pgs
Fees:13.00 Taxes:699.30

20060913-0113437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF ~~SEPTEMBER~~ August, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-26-07

(AFFIX SEAL)

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Henry	Taylor, Bean + Whitaker	83-13-269
(NAME)	(NAME)	
1310 Shelby Avenue	1417 N Magnolia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Ocala, FL 34475	
(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, Isaiah M. Kanies and Joy M. Kanies and Luke A. Kanies, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah Henry, 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:

BEING LOT NO. 86 IN PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO EAST NASHVILLE A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 70, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 86 FRONTS 69 FEET ON THE SOUTH SIDE OF SHELBY AVENUE AND EXTENDS BACK PARALLEL LINES, ALONG THE WEST SIDE OF THE 14TH STREET, 160 FEET TO AN ALLEY. THERE IS A 10-FOOT STRIP ON THE REAR OF THIS LOT WHICH HAS BEEN SOLD TO THE NASHVILLE GAS & HEATING COMPANY AND IS NOT INCLUDED IN THIS CONVEYANCE. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE, IS THE PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY IN INSTRUMENT NUMBER 20040505-0051410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Isaiah M. Kanies and wife, Joy M. Kanies (1/2 divided interests) and Luke A. Kanies, married, (1/2 divided interests), by Quitclaim Deed dated February 17, 2005, from Isaiah M. Kanies and wife, Joy M. Kanies of record in Instrument No. 20050218-0018635, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Isaiah M. Kanies and wife, Joy M. Kanies, by Warranty Deed dated February 17, 2005, from Timothy Lawrence Burnett, married, of record in Instrument No. 20050218-0018634, Register's Office for Davidson County, Tennessee.

Cindy Kanies joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 1310 Shelby Avenue, Nashville, TN 37206

(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 our hands this 15th day of September, 2006.

Luke A. Kanies
By: Isaiah M. Kanies as his Attorney-in-Fact.

Isaiah M. Kanies

Cindy Kanies
By: Isaiah M. Kanies as her Attorney-in-Fact.

Joy M. Kanies

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 Isaiah M. Kanies and Joy M. Kanies, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2006.

Commission expires: November 14, 2009

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 11/14/2009
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31 day of August, 2006 before me personally appeared Isaiah M. Kanies, the person who executed the foregoing instrument on behalf of Luke A. Kanies and Cindy Kanies, and acknowledged that he executed the same as the free act and deed of the said Luke A. Kanies and Cindy Kanies, through Power of Attorney granted Isaiah M. Kanies by the said Luke A. Kanies and Cindy Kanies.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2006.

Commission expires: November 14, 2009

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 11/14/2009
DAVIDSON COUNTY

Notary Public