WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/07 13:42 2 pgs
Fees:13.00 Taxes:488.40

20070314-0031369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2007

Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Kane II	Peoples Home Equity	151100A06200 CO
(NAME)	(NAME)	
805 Winchester Close	5226 S. East Street A-9	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Indianapolis, IN 46227	
(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, Scott C. Deal and wife, Sharon E. Deal, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Kane II, 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. 279, Phase One, Villages of Long Hunter, as shown of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Scott C. Deal, a married person, by deed of record in Instrument No. 20011227-0143018, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Scott C. Deal by Sharon E. Deal as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * _____, in the Register's Office for Davidson County, Tennessee.

* 20070314 0031368

Sharon E. Deal 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.

unimproved ☐

This is improved ☒ property, known as 805 Winchester Close, 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.

Witness my hand this 6th day of March, 2007.

_____

* Scott C. Deal by Sharon E. Deal
Scott C. Deal by Sharon E Deal, his attorney in fact

_____

* Sharon E. Deal
Atty in fact
Sharon E. Deal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 6th day of March, 2007, before me personally appeared Sharon E. Deal, the person who executed the foregoing instrument on behalf of Scott C. Deal and who acknowledged that she executed the same as the free act and deed of the said Scott C. Deal, through Power of Attorney granted whe by the said Scott C. Deal.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon E. Deal 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of March, 2007.

Commission expires: 5/30/07

KRYSTAL T. HEGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires MAY 30, 2007