File No. 1001024

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100010632 DEEDWARR
Recvd: 02/23/10 10:36 2 pgs
Fees: 13.00 Taxes: 688.20
20100223-0013665

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

WM. B. Kane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2010.

Lynn F. Vaught
Notary Public

MY COMMISSION EXPIRES: 3-20-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Kane	SAME	04202001400
(NAME)	(NAME)	
901 N. Summerfield Dr.		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marcelene G. Lynch (formerly known as Marcelene G. Jones) and husband Michael Lynch,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William B. Kane, married,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Cannon County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 120 on the Plan of Bonnie Brae, Section Six, of record in Plat Book 4300, page 21, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Summerfield Drive, the common front corner of Lots No.121 & 120 on said plat; thence southerly 248.4 feet to a point; thence easterly 228.6 feet to a point in the east margin of Falcon Drive; thence with the margin of the same, 158.0 feet to a concrete monument; thence northwardly 7.0 feet to a point which is the beginning of a curve; thence around said curve 58.56 feet to a point in the southerly margin of Summerfield Drive; thence with the margin of the same 166.85 feet to the point of beginning.

Being the same property conveyed to Marcelene G. Jones (now known as Marcelene G. Lynch) by Quitclaim Deed of record in Instrument No. 20081113-0112194 of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Michael Lynch, spouse of Marcelene G. Lynch, hereby joins in this conveyance to convey any marital interest he may have in subject property to the Grantee.

unimproved

This is improved ☐ property, known as 901 N. Summerfield Drive, Madison, TN
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 19th day of February, 2010.

Marcelene G. Lynch

Marcelene G. Lynch

Michael Lynch

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcelene G. Lynch and Michael Lynch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of February, 2010.

Commission expires: 3-20-2011

Notary Public

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 1001024

RETURN TO:
Biltmore Title, LLC
1418 Kensington Square Court, Bldg. F
Murfreesboro, TN 37130