Return:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

2010189

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires May 2, 2011

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF JUNE, 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: ALW-10-1105

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stan Kania and Dana Kania	New Owner	172-9-A-224.00 CO
(NAME)	(NAME)	
1105 Banbury Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Gratee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ENQU B. KENT AND HUSBAND, JOSEPH E. KENT III**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **STAN KANIA AND WIFE, DANA KANIA**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 222, BANBURY CROSSING, SECTION FIVE-A, as shown on plat of record in Instrument No. 20020830-0105357, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Enqu B. Kent and husband, Joseph E. Kent, III by Warranty Deed from The Jones Company of Tennessee, L.L.C., recorded on the 12th day of November, 2004 in Instrument No. 20041112-0136208, in the Register's Office of Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1105 Banbury Lane, Brentwood, TN 37027
(House Number) (Street) (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 GRANTEE(S) 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(S), 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 10 day of June, 2010.

Enqu B. Kent

Joseph E. Kent III

BILL GARRETT, Davidson County
Trans:T20100036268 DEEDWARR
Recvd: 06/15/10 12:14 2 pgs
Fees:13.00 Taxes:1239.50
20100615-0046450

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Enqu B. Kent and Joseph E. Kent III, the within named bargainor(s), 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, this the 10th day of June, 2010.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

Notary Public
My Commission Expires: August 23, 2011

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171