File No. 110166

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110020834 DEEDWARR
Recvd: 04/08/11 13:22 2 pgs
Fees:13.00 Taxes:795.50
20110408-0027369

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires June 30, 2013

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teen Challenge International, Nashville Headquarters	Teen Challenge International, Nashville Headquarters	42-2-14
(NAME)	(NAME)	
303-B South Main St.	303-B South Main St.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, William B. Kane, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teen Challenge International, Nashville Headquarters, a Tennessee non-profit corporation, 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 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 William B. Kane, married, by deed from Marcelene G. Lynch (formerly known as Marcelene G. Jones) and husband, Michael Lynch, dated February 19, 2010 and recorded on February 23, 2010 in Instrument No. 20100223-0013665, Register's Office, Davidson County, Tennessee.

Linda Kane, wife of William B. Kane, herein joins to convey any and all right and interest she may have; especially her marital rights.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 901 North Summerfield, Madison, TN 37115

(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

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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 31st day of March, 2011.

WM B Kane

William B. Kane

Linda Kane

Linda Kane

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Kane and Linda Kane, the 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 31st day of March, 2011.

Commission expires:

2/28/12

Rebecca Campbell

Notary Public

Rebecca Campbell State of Tennessee Notary Public County of Sumner