Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0134

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$154,200.00

Affiant

JOSHUA A. TERRY NOTARY PUBLIC AT LARGE My Comm. Expires: Feb. 20, 2012 WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE29th day of April, 2011

Notary Public
Commission Expires:

ADDRESS OF NEW OWNER:
Matthew Proctor
5616 Fairhaven Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
161-10-0B-083.00CO

WARRANTY DEED

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, I/WE,

Charles Robert Kane

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Proctor

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 all of Lot No. 274 on the Plan of Second Revision - Phase Six, Villages of Brentwood, as shown by plat appearing of record in Plat Book 6900, Page 316, as amended in Book 7547, Page 937, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Charles Robert Kane, unmarried, by Warranty Deed from Louis W. Cox, Jr. and wife, Diana Marie Cox, tenants by the entirety, dated 7/20/04 and recorded 7/23/04 in Instrument No. 20040723-0088498, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110026488 DEEDWARR
Recvd: 05/04/11 13:46 2 pgs
Fees:13.00 Taxes:570.54
20110504-0034282

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5616 Fairhaven Drive Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29 day of April, 2011

Charles Robert Kane

Charles Robert Kane

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Robert Kane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of April, 2011.

Notary Public

Commission Expires:

