Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. ALW-11-4204

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110040547 DEEDWARR
Recvd: 07/06/11 15:53 2 pgs
Fees: 13.00 Taxes: 1400.45

20110706-0051813

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$378,500.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2011.

Notary Public

My commission expires: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeremy D. Kane **Tracy D. Kane**	Farmington Financial Group	**Map 091-16-0 Parcel 179.00**
4204 Park Ave	1912 21st Ave. So.	
Nashville, TN 37205	Nashville TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Allison Hanlon and husband, Gar Bo Wong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy D. Kane and Tracy D. Kane, husband and wife

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. 6, Block 1, on the Plan of Charlotte Pike Company's First Addition to Nashville, as of record in Book 57, Pages 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Allison Hanlon and husband, Gar Bo Wong, by Warranty Deed dated August 4, 2006, from Jennifer L. Smith and Catherine R. Myer, of record in Instrument No. 20060828-0105580, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Allison Hanlon, pursuant to a Power of Attorney executed by same on the 21st day of June, 2010, of record in Instrument No. 20100700-0051812, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **4204 Park Ave, Nashville, TN 37205**

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 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/our hand(s) this **24th** day of **June, 2011.**

Allison Hanlon by Gar Bo Wong, Attorney-in-fact

Allison Hanlon by Gar Bo Wong, Attorney-in-Fact

Gar Bo Wong

Gar Bo Wong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gar Bo Wong,** the within named sellers, 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 at Nashville, Tennessee, this **24th** day of **June, 2011.**

Diana Aubin

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: November 28, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Gar Bo Wong**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Allison Hanlon**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Allison Hanlon**, for the purpose therein contained, by signing the name of **Allison Hanlon,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **June, 2011.**

Diana Aubin

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: November 28, 2011