Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of July, 2011.

Notary Public

Commission Expiration: 4/20/2015

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:
Justin Kane and wife, Kalyn Powell
8260 Tapoco Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
Justin Kane and wife, Kalyn Powell
8260 Tapoco Lane
Brentwood, TN 37027

MAP-PARCEL:
181030A31100 C0

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, WE,

Keith N. Dotson

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

Justin Kane and wife, Kalyn Powell

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 Lot No. 124, Revision One Phase Two Addition to Indian Creek, as shown of record in Plat Instrument Number 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Keith N. Dotson on 03/05/2010 by deed from Lake Forest Home, Inc. recorded on 03/29/2010 in Instrument No. 20100329-0023389, Register's Office for Davidson County, Tennessee.

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 source of title shown above.

This is improved property known as: **8260 Tapoco Lane, Brentwood, TN 37027**

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 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 6th day of July, 2011.

Keith N. Dotson

BILL GARRETT, Davidson County
Trans:T20110041923 DEEDWARR
Recvd: 07/12/11 14:12 2 pgs
Fees:13.00 Taxes:740.00
20110712-0053299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith N. Dotson**, 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 6th day of July, 20 11.

Notary Public

Commission Expiration: 4/20/2015

