Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Benjamin M. Kaney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2012

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Elizabeth Faye McClintock	Sumner Bank and Trust	Parcel ID:
209 Myrick Drive	255 Indian Lake Blvd.	08511001500
Nashville, TN 37214	Hendersonville, TN 37075	

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

Benjamin M. Kaney and Anita D. Kaney, Co-Trustees of The Benjamin M. Kaney and Anita D. Kaney Trust, dated July 23, 2007

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Elizabeth Faye McClintock
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. 117, on the Plan of Stanford Country Club Estates, Section III, of record in Plat Book 2900, Page 67, 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 Benjamin M. Kaney and Anita M. Kaney, Co-Trustees of The Benjamin M. Kaney and Anita D. Kaney Trust, dated July 23, 2007, by deed from J.D. McDole and wife, Betty J. McDole of record in Instrument 20070725-0088384, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 67, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 209 Myrick Drive, Nashville, TN 37214

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 23rd day of February, 2012.

Benjamin M. Kaney and Anita D. Kaney,
Co-Trustees of The Benjamin M. Kaney and
Anita D. Kaney Trust, dated July 23, 2007

BY: Benjamin M. Kaney, Co-Trustee
Benjamin M. Kaney, Co-Trustee

BY: Anita D. Kaney, Co-Trustee
Anita D. Kaney, Co-Trustee

BILL GARRETT, Davidson County
Trans:T20120014952 DEEDWARR
Recvd: 03/01/12 08:51 2 pgs
Fees:13.00 Taxes:510.60

20120301-0017799

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin M. Kaney and Anita D. Kaney, Co-Trustees of The Benjamin M. Kaney and Anita D. Kaney Trust dated July 23, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Co-Trustees of The Benjamin M. Kaney and Anita D. Kaney Trust, dated July 23, 2007, and as such Co-Trustees, they are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2012.

My Commission Expires: 9-9-14

Notary Public

