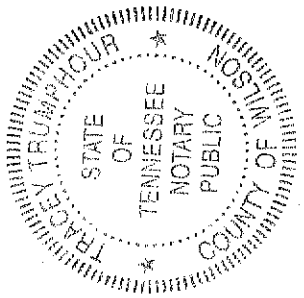
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Carol L Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2012.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.22013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol L. Walker	Pinnacle National Bank	05303014600
(NAME)	(NAME)	
1410 Debow Street	114 West College Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Christy L. Kane and James R. Kane, Wife and Husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carol L. Walker, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 77 on the Plan of Section C, Village of Old Hickory, as of record in Plat Book 1424, Page 66, 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 Christy L. Kane, an unmarried person by Deed from Geraldine Guffy Monda and James Tilford Guffy and Herman Nicholson and Gregg Curtis Nicholson and Beulah F. Guffy, dated 09/17/2004 and filed for record on 09/22/2004 in Instrument 200409220113848, Register's Office for Davidson County, Tennessee. The said Christy L. Kane having since married.

All matters as set forth per Plat Book 1424, Page 66, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 2031, Page 294, said Register's Office.

Charter of record in Book 8290, Page 865, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1410 Debow Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-7981
SMG TN Warranty Deed

Davidson County DEEDWARR
Recvd: 05/02/12 08:08 3 pgs
Fees:18.00 Taxes:362.60
20120502-0037306

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 27th day of April, 2012.

X _____
Christy L. Kane

X _____
James R. Kane

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy L. Kane and James R. Kane the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of April, 2012.

_____
Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

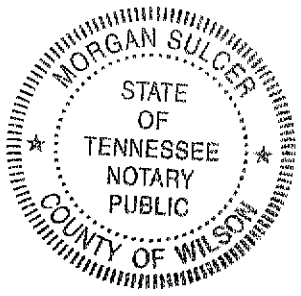
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013