Box:13
Fb # 7102

BILL GARRETT, Davidson County
Trans:T20130063119 DEEDWARR
Recvd: 07/24/13 14:04 2 pgs
Fees:13.00 Taxes:906.13
20130724-0076604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 244,900.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2013.

Notary Public

My commission expires: _____

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSEPH C KANE EMILY L KANE	Guaranteed Rate Inc	06111006500
924 CURDWOOD BLVD	3940 N Ravenwood	
NASHVILLE, TN 37216	Chicago IL 60613	

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 ACKNOWLEDGE, WE,

TRAVIS C. HIXON and WIFE, AMY E. HIXON

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

Emily Kane and husband Joseph Kane and Joseph M Kane and wife Michelle M Kane

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. 3 on the Map of Maplewood Manor Subdivision, of record in Book 547, Page 102, Register's Office for Davidson County. Tennessee, to which plat reference is made for a more complete description of said Lot.

Being the same property conveyed to Travis C. Hixon and wife, Amy E. Hixon by Warranty Deed from Mark Forrester, Conservator of Edith Louise Mitchell, dated 02/27/2007 recorded on 03/01/2007 in Instrument No. 20070301-0025495 said Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) uninproved (_____) property known as 924 CURDWOOD BLVD, NASHVILLE, TN 37216.

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 in 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 16th day of July, 2013.

TRAVIS C. HIXON

AMY E. HIXON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TRAVIS C. HIXON and AMY E. HIXON, the within named Grantors, 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, at office, this 16th day of July, 2013.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015