WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130078548 DEEDWARR
Recvd: 09/11/13 08:40 2 pgs
Fees:13.00 Taxes:851.00

20130911-0095688

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith Kanaly	new owner	033060A02400CO
(NAME)	(NAME)	
341 Solitude Circle		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mulloy Robertson Jr. and Ethel M. Robertson, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH KANALY, married, HEREINAFTER CALLED THE GRANTEE, HIS 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. 94 on the Plan of Echo Hill Estates, Section Two, of record in Plat Book 6900, Page 791, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof and including Grantors' right, title and interest in and to an Easement for ingress and egress across Lot 93, Echo Hill Estates, which Easement is of record in Book 8781, Page 771, said Register's Office.

Being the same property conveyed to Mulloy Robertson, Jr. and wife, Ethel M. Robertson by Warranty Deed from Jim Bale and wife, Brenda Bale dated November 4, 1992 and recorded in Book 8781, Page 778, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF ECHO HILL ESTATES, SECTION TWO, OF RECORD IN PLAT BOOK 6900, PAGE 791, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ECHO HILL ESTATES OF RECORD IN BOOK 7489, PAGE 988, SAID REGISTER'S OFFICE AS SUPPLEMENTED AND AMENDED IN BOOK 7699, PAGE 949; BOOK 7699, PAGE 966 AND 8265, PAGE 436, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER SUBJECT TO THOSE EASEMENTS OF RECORD IN SAID REGISTER'S OFFICE THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 341 Solitude Circle, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 5th day of September, 2013.

Mulloy Robertson Jr.

Ethel M. Robertson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 5th day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mulloy Robertson Jr. and Ethel M. Robertson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY