WARRANTY DEED

CH13-0518

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,100.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel R. Canavan	Daniel R. Canavan	
518 Bounty Drive (ADDRESS)	518 Bounty Drive (NAME) (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	095-14-012.00

Davidson County DEEDWARR
Recvd: 11/14/13 16:10 3 pgs
Fees:18.00 Taxes:414.77
20131114-0117985

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUTH W. GAILBREATH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL R. CANAVAN AND MARY L. CANAVAN, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that 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. 105 on the Plan of Elm Hill Acres, Section No. 1, of record in Plat Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grady L. Gailbreath and wife, Rachel Gailbreath by Deed from Robert E. Earheart and wife, Evelyn R. Earheart of record in Book 4824, Page 70, Register's Office for Davidson County, Tennessee, dated June 10, 1974 and recorded on June 12, 1974. The said Rachel Gailbreath having since died and predeceased Grady L. Gailbreath, leaving Grady L. Gailbreath as surviving tenant by the entirety. The said Grady L. Gailbreath then died on March 21, 2011, and his Last Will and Testament being probated in the General Sessions Court for Davidson County (Probate Division), Case/Docket # 11P-861, said property was devised to Ruth W. Gailbreath. Also see Affidavit of Inheritance of record in Instrument No. 20110722-0056459, said Register's Office.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to Plan of record in Plat Book 2331, page 67; Easement of record in Book 2442, page 464, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 518 Bounty Drive, Nashville, Tennessee 37210
(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(S), their heirs and 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 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 14th day of November, 2013.

Ruth W. Gailbreath
Ruth W. Gailbreath

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of November, 2013, before me personally appeared Ruth W. Gailbreath to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of November, 2013.

Notary Public

My Commission Expires: 9/27/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Pam Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray a notary public for this county and state, Pam Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2017

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires