WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kanak, a single man	FirstBank	135140A14400CO
	(NAME)	
813 Rocky Mountain Parkway	3500 Blue Lake Drive #325	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tracy A. Allen, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Kanak, a single man, hereinafter called the Grantees, 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. 144, ON THE FINAL PLAT OF PHASE THREE, PINNACLE POINT SUBDIVISION, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6900, PAGES 391, 392 AND 393, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TRACY A. ALLEN, A SINGLE WOMAN, BY DEED FROM DONALD W. COMSTOCK AND JAMES JOSE, OF RECORD IN BOOK 11550, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 813 Rocky Mountain Parkway, Antioch, TN 37013
(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 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/our hand(s) this 14th day of November, 2013.

BILL GARRETT, Davidson County
Trans:T20130098184 DEEDWARR
Recvd: 11/19/13 09:55 2 pgs
Fees:13.00 Taxes:277.50
20131119-0119111

WARRANTY DEED
(Continued)

Tracy A. Allen

STATE OF FLORIDA

COUNTY OF BREVARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy A. Allen, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

Notary Public State of Florida
Timothy E Ebert
My Commission EE051491
Expires 03/02/2015

(SEAL)

RETURN TO:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd., Ste. 212
Nashville, TN 37214