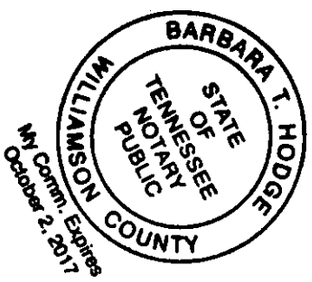
BILL GARRETT, Davidson County
Trans:T20130102166 DEEDWARR
Recvd: 12/05/13 09:52 2 pgs
Fees:13.00 Taxes:806.60
20131205-0123897

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $218,000.00 Affiant Subscribed and sworn to before me, this 26th day of November, 2013 Notary Public My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sheila K. Ferdorko and	**New Owner**	**05303026800**
1401 Overton Street	1401 Overton Street	
Old Hickory, TN 37138	Old Hickory, TN 37138	

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,

James R. Kane, Jr. and Christy L. Hollandsworth, n/k/a Christy L. Kane, Husband and wife

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

Sheila K. Ferdorko and husband, David P. Fedorko

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. 149 on the Plan Section "B" Villages of Old Hickory of record in Plat Book 1424, 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 James R. Kane, Jr. and Christy L. Hollandsworth by Deed from Bobby Russell Lawrence and wife, Judy Delaine Lawrence of record at Instrument No. 20010205-0010683, Register's Office for Davidson County, Tennessee, dated February 02, 2001 and recorded on February 05, 2001.

1401 Overton Street, Old Hickory TN 37138

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1401 Overton Street, Old Hickory, TN 37138.

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 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 26th day of November, 2013.

James R. Kane, Jr.

Christy L. Hollandsworth n/k/a Christy L. Kane

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, James R. Kane, Jr. and Christy L. Hollandsworth n/k/a Christy L. Kane, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2013.

Notary Public

My Commission Expires: 10/2/17

File #: **130285**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027