Box 10-B

BILL GARRETT, Davidson County
Trans:T20140009048 DEEDWARR
Recvd: 02/07/14 13:19 2 pgs
Fees:13.00 Taxes:1406.00
20140207-0011039

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$380,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NICHOLAS CRAIN, ET UX	**NATIONAL BANK OF KANSAS CITY**	**103-04-0-009.00**
(NAME) **4504 IDAHO AVENUE**	(NAME) **10700 NALL AVENUE, SUITE 300**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **OVERLAND PARK, KS 66211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, WADE P. DANIEL AND WIFE, PATRICIA A. DANIEL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS CRAIN AND WIFE, ELAYNE CRAIN,** HEREINAFTER CALLED THE GRANTEES,THEIR SUCCESSORS AND/OR 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 405, Block 21, Charlotte Park Addition to West Nashville, as shown on plat of record in Plat Book 57, pages 102-103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wade P. Daniel and wife, Patricia A. Daniel, from Christopher E. Granger and wife, Jacqueline J. Granger, by deed dated May 28, 2010 of record in Instrument No. 20100602-0042335, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Plan of record in Book 57, pages 102-103, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Wade P. Daniel being recorded simultaneously herewith of record as Instrument No. 20140207-0011038, said Register's Office.

unimproved ( )
This is improved(X) property, known as **4504 IDAHO AVENUE, NASHVILLE, TN 37209**
(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 our hands this 7 day of February, 2014.

Wade P. Daniel
By: Patricia A. Daniel, Atty. in Fact

WADE P. DANIEL
By: Patricia A. Daniel, Attorney in Fact

Patricia A. Daniel

PATRICIA A. DANIEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2014, before me personally appeared **Patricia A. Daniel, Attorney in Fact for Wade P. Daniel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Wade P. Daniel**, and who acknowledged that she executed the same as the free act and deed of **Wade P. Daniel.**

Witness my hand and official seal at office this 7th day of February, 2014.

Deborah J. Cohen
Notary Public

My commission expires: **May 5, 2015**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia A. Daniel,** the bargainor, 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 at office this 7th day of February, 2014.

Deborah J. Cohen
Notary Public

My commission expires: **May 5, 2015**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON