WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory M. Kane	New owner	155-08-0C
(NAME)	(NAME)	(MAP)
6504 Chessington Drive		011.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Laura Hovious Littleton,*hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Gregory M. Kane and Suzanne Dunning Kane, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit: *unmarried

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Poplar Creek Estates, Phase Two of record in Plat Book 6900, Page 339-347, amended in Book 7900, Pages 888 and 889 by amendment and change of Survey Monumentation, 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 Laura Lee Hovious by deed from Angela Owen Chaplin and husband, Robert Chaplin dated 6/30/99 of record in Book 11553, page 567, Register's Office for Davidson County, Tennessee, dated 6/30/1999, recorded 7/1/1999; and further

Being the same property conveyed to Laura Hovious Littleton by Quitclaim Deed from Joseph Andrew Littleton of record at Instrument No. 20050929-0116913, Register's Office for Davidson County, Tennessee, dated 9/22/2005 and recorded on 9/29/2005.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6504 Chessington Drive, Nashville, Tennessee 37221

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.

BILL GARRETT, Davidson County
Trans:T20140015532 DEEDWARR
Recvd: 03/06/14 15:08 2 pgs
Fees:13.00 Taxes:875.05
20140306-0019077

Witness my/our hand(s) this 3rd day of March, 2014.

Laura Hovious Littleton

Laura Hovious Littleton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Laura Hovious Littleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of March, 2014.

Notary Public

My Commission Expires: 9/20/17