WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028675 DEEDWARR
Recvd: 04/28/14 10:58 2 pgs
Fees:13.00 Taxes:494.69
20140428-0035369

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$133,700.00.**

Cadasta Thomas
Affiant

Subscribed and sworn to before me this 15th day of April, 2014.

Notary Public
My Commission expires: 5/22/17
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC RIPLEY WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kevin E. Hanson	New Owner	0665-09-0-037.00
4845 Everest Drive		
Old Hickory, TN 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brian C. Price and Emily J. Price,** husband and wife, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin E. Hanson, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 70 on the plan of Section Three, Sherwood Forest, of record in Book 4460, page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian C. Price and Emily J. Price, husband and wife, by deed from Ronnie Gann and wife, Nancy R. Gann, on March 31, 2010, of record in Instrument Number 2010042-20030500, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 81, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4593, page 690, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4845 Everest Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 11, 2014.

Brian C. Price

Emily Price
Emily J. Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brian C. Price and Emily J. Price, husband and wife** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 11, 2014

My commission expires 7/6/15

Notary Public

