BILL GARRETT, Davidson County
Trans: T20140058876 DEEDWARR
Recvd: 08/12/14 08:50 2 pgs
Fees: 13.00 Taxes: 488.40
20140812-0072486

I CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL INSTRUMENT
BY:

Return to:
Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 132,000.00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2014.

Notary Public

My commission expires: 11-3-15

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **JUN ZAI PAN** | Stonegate Mortgage Corp | **053060A09600CO** |
| **2128 RIVERWAY DR** | 9190 Priority Way West Dr Ste 300 | |
| **OLD HICKORY, TN 37138** | Indianapolis IN 46240 | |

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,

**ROBERT KANEDY, MARRIED MAN AND WIFE, AUTUMN KANEDY**

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

**JUN ZAI PAN**

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:

BEING LOT NO. 96 ON THE PLAN OF PHASE ONE, WATERFORD SUBDIVISION, OF RECORD IN PLAT BOOK 8250, PAGE 217, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT KANEDY, BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, DATED 03/01/2013 AND RECORDED ON 03/19/2013 IN INSTRUMENT NUMBER 20130319-0027275, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE, DATED 07/31/2012 AND RECORDED ON 08/07/2012 IN INSTRUMENT NUMBER 20120807-0070397, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO JOHNNY ACEVEDO AND WIFE, APRIL ACEVEDO, BY WARRANTY DEED FROM MICHAEL L. ALEXANDER AND WIFE, JULIE L. SUMMERS, NOW KNOWN AS JULIE L. ALEXANDER, DATED 09/23/2002 AND RECORDED ON 10/04/2002 IN INSTRUMENT NUMBER 20021004-0121150, SAID REGISTER'S OFFICE. AUTUMN KANEDY HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 2128 RIVERWAY DR, 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, 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 in 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 8th day of August, 2014.

Robert Kanedy
ROBERT KANEDY

Autumn Kanedy
AUTUMN KANEDY

STATE OF Indiana
COUNTY OF Lake

Personally appeared before me, a Notary Public of said County and State, ROBERT KANEDY AND AUTUMN KANEDY, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2014.

Notary Public

My Commission Expires: 10-23-21

STATE OF INDIANA NOTARY SEAL
DARRELL S DORTCH JR.
Notary Public, State of Indiana
Lake County
Commission # 648535
My Commission Expires
October 23, 2021

RK