This instrument prepared by and after recording return to:

Bell Title, LLC
1616 Westgate Circle
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140066950 DEEDWARR
Recvd: 09/09/14 09:50 2 pgs
Fees:13.00 Taxes:664.15
20140909-0082368

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Michael Lane, II **4900 Alexis Drive** **Antioch, Tenn. 37013**	**New Owner**	**173-4A-188**

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That **Bryan S. Kenney and wife, Cari Anne N. Ayers, now Kenney,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Michael Lane, II and Arianne Lane,** husband & wife (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Phase I, Oak Highlands, of record in Book 6900, Pages 432-435, Regisrer's Office of said county, to which reference is hereby made for a more particular description.

Being the same property conveyed to Bryan S. Kenney and Cari Anne N. Ayers by deed from Donald R. Cosner and wife, Ruth Cosner, dated 6/8/05, of record as Instrument No. 20050617-0069403, Register's Office of Davidson County, Tennessee. Oath is made that Cari Anne N. Ayers is now known as and is one and the same person as Cari Anne Kenney.

This is improved property which bears the address of: 4900 Alexis Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the 9th day of **September, 2014.**

Bryan S. Kenney

Cari Anne N. Ayers Kenney by Bryan S. Kenney attorney in fact
Cari Anne N. Ayers Kenney
by Bryan S. Kenney, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Bryan S. Kenney,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this 5th day of **September, 2014.**

Notary Public

Commission Expires: 9/10/17

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, **Bryan S. Kenney**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of **Cari Anne N. Ayers Kenney,** and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand and official seal at office at Brentwood, Tennessee, on this 5th day of **September, 2014.**

Notary Public

Commission Expires: 9/10/17

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of TENNESSEE
County of ~~WILLIAMSON~~ Knox

The actual consideration or value for this property (whichever is greater) is **$179,500.00**.

Sworn to and subscribed before me this 9th day of **September, 2014.**

Affiant

Notary Public

SAMANTHA J. CHAMBLEE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires:
04-02-2017

FOR FURTHER REFERENCE SEE POA recorded in Book *_____, page_____ in Register's Office for Davidson County, Tn.

* Instrument # 20140909-0082367