BILL GARRETT, Davidson County
Trans:T20140073953 DEEDWARR
Recvd: 10/01/14 15:10 3 pgs
Fees:18.00 Taxes:2220.00
20141001-0090731

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027
RETURN TO:

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2014. Notary Public My Commission Expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Andrew Terrell and Daniel Terrell 1606 17th Avenue South Nashville, TN 37212	P.O. Box 3541 BRENTWOOD, TN 37027	10408030400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS P. KANADAY, JR. AND WIFE, SALLY R. KANADAY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ANDREW TERRELL AND DANIEL TERRELL,** hereinafter

called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County,

Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 54 on the Map of O. B. Hayes Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County, described according to a copy of a survey thereof made October 6, 1936 by Erle Drake, County Surveyor, as follows:

Beginning at a point in the east margin of 17th Avenue South, which point is 718.1 feet north of the northeast intersection of said Avenue and Belcourt Street, also being the northwest corner of a part of said lot conveyed to Mai Tune by deed from C. B. Glen and wife, of record in Book 600, page 433, said Register's Office; thence easterly along Tune's north line 154 feet to a point in the westerly margin of a 15 foot alley 713 feet north of the northwest intersection of said alley and Belcourt Street, being the northeast corner of the Tune lot above mentioned; thence with the west margin of said alley North 72 feet to a point; the southeast corner of a part of said lot conveyed to C. Smith by deed from Mary J. Cayce and husband of record in Book 44, page 339, Register's Office for said County; thence with Smith's South line westerly along a fence 154 feet to the east margin of 17th Avenue South, Smith's southwest corner; thence with the margin of said Avenue, South 63.5 feet to the point of beginning.

Being the same property conveyed to Thomas P. Kanaday, Jr. and wife, Sally R. Kanaday by deed dated April 12, 1993, from Robert E. Johnson and wife, Rita K. Johnson, of record in Book 8915, page 815, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

2. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

This is improved property known as: **1606 17th Avenue South, Nashville, TN 37212.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of September, 2014.

Thomas P. Kanaday, Jr.
Thomas P. Kanaday, Jr.

Sally R. Kanaday
Sally R. Kanaday

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS P. KANADAY, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 2014

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SALLY R. KANADAY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 2014

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015