BILL GARRETT, Davidson County
Trans:T20150016737 DEEDWARR
Recvd: 03/09/15 10:51 2 pgs
Fees:13.00 Taxes:203.50
20150309-0019808

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Amanda Lone
Affiant

Subscribed and sworn to before me, this 5TH DAY OF MARCH, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kane Konnections, LLC	Kane Konnections, LLC	00700003800
	(NAME)	
P.O. Box 4	P.O. Box 4	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Shirley Gribbins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kane Konnections, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH, FORMERLY THE 20TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 IN THE SUBDIVISION OF W. H. TINNON'S 11.99 ACRE TRACT, DESCRIBED ACCORDING TO A SURVEY MADE BY J.R. SCOTT, SURVEYOR, OCTOBER 11, 1948, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF U.S. HIGHWAY NO. 41 AT THE NORTHWEST CORNER OF LOT NO. 2 CONVEYED TO HARRY J. COOPER, JR. AND WIFE, BY HARRY J. COOPER, SR. AND WIFE, BY DEED OF RECORD IN BOOK 2591, PAGE 215, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE LINE BETWEEN SAID LOT NOS. 1 AND 2, 17 AND 18; THENCE WITH THE LINE BETWEEN LOTS NOS. 1 AND 18, NORTHWESTWARDLY 105 FEET TO THE NORTHWEST CORNER OF SAID LOT NO. 18, SAID POINT BEING IN THE EASTERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO JAMES AYERS; THENCE WITH AYERS' EASTERN BOUNDARY LINE NORTH 30 DEG. EAST 256 FEET TO THE SOUTHERLY MARGIN OF SAID HIGHWAY; THENCE WITH THE SOUTHERLY MARGIN OF SAID HIGHWAY SOUTH 53-1/4 DEG. EAST 141 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SHIRLEY GRIBBINS BY DEED FROM THOMAS DARRELL LYLE, UNMARRIED OF RECORD IN INSTRUMENT NO. 20040719-0085778, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 1570 Springfield Highway, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

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 5th day of March, 2015.

Shirley Gribbins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley Gribbins, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of March, 2015.

Notary Public

My Commission Expires: 11-3-15

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072