WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022313 DEEDWARR
Recvd: 03/26/15 15:35 2 pgs
Fees:13.00 Taxes:906.50
20150326-0026292

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Chandra J Jarrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of March 2015

Jessica J Hunter
Notary Public

MY COMMISSION EXPIRES: 6/26/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chandra J. Jarrett, unmarried	Cunningham & Company	06408005200
(NAME)	(NAME)	
4601 Woodside Drive	804 Green Valley Road, Ste 106	
(ADDRESS)	(ADDRESS)	
Old Hickory 37138	Greensboro, NC 27408	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Erick W. Kane and wife Leanne L. Kane and Patricia L. Leake, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chandra J. Jarrett, unmarried**, 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. 41, on the Plan of Woodside Subdivision, Section One of record in Plat Book 5050, Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Erick W. Kane and wife, Leanne L. Kane and Patricia L. Leake, unmarried by Warranty Deed from Larry Patrick, sole heir of the Estate of Mary Patrick, and Individually, dated April 30, 1996, recorded May 2, 1996 in Book 10037, Page 12, Register's Office for Davidson County.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4520 Woodside Rd, Old Hickory, TN 37138

File Number: MTJ-150538

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, has 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 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 our hands this 16th day of March, 2015.

Erick W. Kane

Leanne L. Kane

Patricia L. Leake

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Erick Kane and wife Leanne Kane and Patricia L. Leake, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2015.

Notary Public

My Commission Expires: September 10, 2018

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

File Number: MTJ-150538