THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099119**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2016. Notary Public My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160081734 DEEDWARR
Recvd: 09/19/16 10:01 2 pgs
Fees: 13.00 Taxes: 1332.00
20160919-0098037

WARRANTY DEED

Address New Owner: Sarah E Siller and Katherine M Siller 924 Curdwood Boulevard Nashville TN 37216-2402	Send Tax Bills To: Sarah Siller 337 Oakland Avenue Staten Island, NY 10310	Tax Information: Tax Parcel ID No. 061-11-0-065.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily Kane and husband Joseph Kane and Joseph M. Kane and wife, Michelle M. Kane.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sarah E Siller, unmarried and Katherine M Siller, unmarried**, as joint tenants with right of survivorship ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Maplewood Manor of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Kane and husband Joseph Kane and Joseph M. Kane and wife, Michelle M. Kane by Warranty deed from Travis C. Hixon and wife, Amy E. Hixon of record in Instrument No. 20130724-0076604 Register's Office for Davidson County, Tennessee, dated July 16, 2013 and recorded on 20130724-0076604.

The execution of this instrument is effected by the signature of Joseph Christopher Kane as Attorney in fact for Joseph M Kane, which Power of Attorney is recorded in Instrument No. 20160919-0098035, and also by the signature of Emily Kane as Attorney in fact for Michelle M. Kane, which Power of Attorney is recorded in Instrument No. 20160919-0098036, both in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee.

This is improved property located at 924 Curdwood Boulevard Nashville TN 37216-2402

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes,

and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of September, 2016.

Emily Kane

Joseph Kane

Joseph M. Kane by Joseph Christopher Kane as Attorney in fact as attorney in fact

Michelle M Kane by Emily Kane as Attorney in fact as 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, aforesaid, Emily Kane and Joseph Kane, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Christopher Kane,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Joseph M Kane,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of September, 2016.

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Emily Kane,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Michelle M. Kane,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of September, 2016.

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018