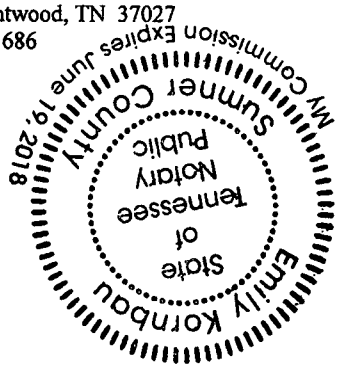
Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027
16-1686



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of October, 2016

Notary Public
Commission Expires: 10-19-18

BILL GARRETT, Davidson County
Trans: T20160089047 DEEDWARR
Recvd: 10/10/16 12:27 3 pgs
Fees: 18.00 Taxes: 1435.60
20161010-0106880

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joel DeSantis 1019 Davidson Rd. Nashville, TN 37205	new owner	115 06 0 096.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Leigh Edward Kahan and wife, Myra Jeanne Kahan

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel DeSantis, a single man

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. 37 on the Plat of Crest Meade, Section I, as of record in Plat Book 2331, page 153, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said Lot.

BEING the same property conveyed to Leigh Edward Kahan and wife, Myra Jeanne Fairhead by Warranty Deed from Frederick A. Fairhead and wife, Marcia M. Fairhead dated 9/30/88 and recorded 10/3/88 of record in Book 76670, Page 601, Register's Office for said County. Correction Deed correcting the Grantee, Myra Jeanne Kahan, which was inadvertently and by typegraphical error shown as Myra Jeanne Fairhead of record in Instrument No. 20010606-0059269, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1019 Davidson Rd., Nashville, TN 37205.

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 so 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 lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of October, 2016.

Leigh Edward Kahan

Leigh Edward Kahan

Myra Jeanne Kahan

Myra Jeanne Kahan

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leigh Edward Kahan Myra Jeanne Kahan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____(city), _____(state) this 6th day of October, 2016.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

attached
CA Acknowledgment

California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Humboldt

On October 5, 2016 before me, Chelsea Elizabeth Smith
Name of Notary Public, Title

personally appeared Leigh Edward Kahan, Myra Jeanne Kahan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to be within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

CHELSEA ELIZABETH SMITH
Comm. #2122284
Notary Public · California
Humboldt County
Comm. Expires Aug. 6, 2019

Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgement on unathorized document and may prove useful to persons relying on the document.

Description of Attached Document

The preceding Certificate of Acknowledgement is attached to a

Warranty deed
Title or discription of Document

containing, 3 pages, and dated 10-5-16.

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