WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: March 13, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jenee D. Williams	SIRVA Mortgage, Inc	116-03-OM-403.00
(NAME)	(NAME)	
4120 Ridgefield Drive, 403	6200 Oak Tree Blvd, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas J. Kane and Judith A. Kane, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jenee D. Williams, a single person**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium Apartment in Davidson County, Tennessee, being Unit No. 403, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 37 Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 200812230122172, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Conveyed herewith is the Assignment of Right to use the storage space as recorded in Instrument 201104270032197 and the Assignment of right to use parking spaces of record in Instrument 201104270032198 both in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Kane and Judith A. Kane, husband and wife by Warranty Deed dated August 29, 2014, from David W. Barnette Revocable Trust Dtd. June 25, 2014, of record in Instrument 201409040080872, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat at Instrument 200811120111752; (2) Master Deed of record in Instrument 200812230122172; (3) Assignment of Right to use Storage Space of record in Instrument 201104270032197; (4) Assignment of Right to use Storage Space of record in Instrument 201104270032198; (5) Assignment of Parking Spaces and Storage Unit of record in Instrument 201409040080873; (6) Stormwater Detention Agreement Easement of record in Instrument 200702080016683; (7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Instrument 200703060027614; (8) Declaration of Right of Way Easement

Davidson County DEEDWARR
Recvd: 11/30/16 14:08 3 pgs
Fees:18.00 Taxes:1665.00
20161130-0125724

Agreement with Covenants and Restrictions Easement of record in Instrument 200704040040334; (9) Charter of record in Instrument 201102240015320, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4120 Ridgefield Drive, 403, Nashville, TN 37205
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 28th day of November, 2016.

Thomas J. Kane

Judith A. Kane

State of Tennessee
County of Montgomery

Personally appeared before me Thomas J. Kane and Judith A. Kane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of November, 2016.

Notary Public
My Commission Expires: 9-21-19

PHILLIP R. SYKES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

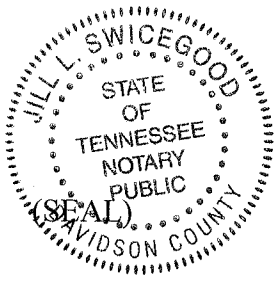
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018