WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

W-LG-17-259

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Kaneski and Carrie Kaneski	**Stearns Lending, LLC**	
(NAME)	(NAME)	
259 Sailboat Drive	**4 Hutton Centre Dr, 10th Floor**	**149-04-0-198.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Santa Ana, CA 92707-8788**	
(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 consideration, the receipt of which is hereby acknowledged, **JOHN G. HYLAND, III AND JEFFERY T. HYLAND AND GERALD J. HYLAND AND TERESA M. LEDBETTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM KANESKI AND CARRIE KANESKI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Edge O Lake Estates, Section 9 of record in Plat Book 3700, Page 131, 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 John G. Hyland, Jr. and wife, Melitta M. Hyland by Warranty deed from Ralph Stevens Construction Company, Inc., a Tennessee corporation of record in Book 4245, page 5, Register's Office for Davidson County, Tennessee, dated June 18, 1968 and recorded on June 21, 1968.

John G. Hyland, Jr. having since died on January 8, 2010. Melitta M. Hyland having since died on January 16, 2015, leaving said property vested in the Grantors herein as shown in Affidavits of Heirship of record in Instrument No. 20161109-0118510 and Instrument No. 20161109-0118511, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 3700, Page 131, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4145, Page 195, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **259 Sailboat Drive, Nashville, Tennessee 37217**.

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), their heirs and 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), 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.

Bill Garrett Davidson County
Batch# 19240 **DEEDWARR**
10/30/2017 10:21:28 AM 2 pgs
Fees: $13.00 Taxes: $841.75

20171030-0110813

Witness my/our hand(s) this the 29th DAY OF SEPTEMBER, 2017.

John G. Hyland, III by Gerald J. Hyland, Attorney in Fact

Jeffery T. Hyland by Gerald J. Hyland, Attorney in Fact

Gerald J. Hyland

Teresa M. Ledbetter by Gerald J. Hyland, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD J. HYLAND, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN G. HYLAND, III, JEFFERY T. HYLAND, AND TERESA M. LEDBETTER, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN G. HYLAND, III, JEFFERY T. HYLAND, AND TERESA M. LEDBETTER.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212