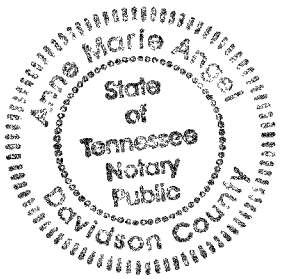
Bill Garrett Davidson County
Batch# 26419 DEEDWARR
11/16/2017 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,168.83
20171116-0117851

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of November, 2017,

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeff McCance and Jonida McCance	New Owner	114 07 0A 066.00
(NAME)	(NAME)	
2206 Traemoor Village Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifteen Thousand Nine Hundred And No/100 Dollars ($315,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Betty Ann Reynolds, now known as Betty Ann Kilmer, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeff McCance and wife, Jonida McCance,** 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:

Land in Davidson County, Tennessee, being Unit No. 66 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty Ann Reynolds by Warranty Deed from Daniel C. Geddie MD and wife, Jane L. Geddie dated June 06, 2014 and recorded June 11, 2014 as Instrument No. 20140611-0050946, in said Register's Office for Davidson County, Tennessee.

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

File Number: GRN-177366SSO

unimproved ☐
This is improved ☒ property, known as 2206 Traemoor Village Way, Nashville, TN 37209

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 14 day of November, 2017

Betty Ann Reynolds n/k/a Betty Ann Kilmer by Hillary Monroe Smith as attorney in fact
Betty Ann Reynolds, n/k/a Betty Ann Kilmer, by
Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Betty Ann Reynolds, n/k/a Betty Ann Kilmer, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Betty Ann Reynolds, n/k/a Betty Ann Kilmer, for the purposes therein contained.

Witness my hand and official seal, this the ~~15th~~ 14th of November, 2017.

Jodi Jackson
Notary Public

My Commission Expires: 7-26-2021

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-177366SSO

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020