Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1383

Karen Y Johnson Davidson County
Batch# 170720 DEEDWARR
12/05/2018 11:18:20 AM 2 pgs
Fees: $13.00 Taxes: $902.43
20181205-0118561

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith R. Hankerson and wife, Peggy J. Hankerson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kanan A. Vitolo, single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot. No. 3 on the Plan of Ben Allen Court, Section 1, as shown on the plat of record in Plat Book 6200, page 593, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Keith R. Hankerson and wife, Peggy J. Hankerson, by deed from Joshua Lugo, dated November 30, 2015, of record in Instrument No. 20151201-0121165, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 161 Hart Lane, Nashville, TN 37207.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of November, 2018.

Keith R. Hankerson

Peggy J. Hankerson

State of Tennessee)
County of Davidson)

On this 30th day of November, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Keith R. Hankerson and Peggy J. Hankerson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA V. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 243,900.00.

Affiant

Sworn and subscribed before me on this the 30th day of November, 2018.

Notary Public

My Commission Expires: 11/17/19

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kanan Vitolo 161 Hart Lane Nashville, TN 37207	New owner	060-12-0-193.00