(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 285278 DEEDWARR
09/13/2019 10:05:00 AM 2 pgs
Fees: $13.00 Taxes: $1,383.80

20190913-0092872

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/6/21
(AFFIX SEAL)

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Phillip Daniel Hayes 4128 Lealand Lane Nashville, TN 37204	NEW OWNER	116-04-0-027

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joan Kane, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Phillip Daniel Hayes, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 62 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said Southerly half of Lot No. 62 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Kieran Kane, et ux Joan Kane by Warranty Deed from B & B Properties, a partnership, dated 01/29/1981, and Recorded 01/30/1981, of record in Deed Book 5705, Page 774, and re-record in Book 5706, Page 771 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joan Kane by Quitclaim Deed from Kieran Kane, dated 06/23/1995, and Recorded 09/22/2000 of record in Instrument No. 20000922-0094292, and corrected by Instrument No. 20001013-0102075 Register's Office for Davidson County, Tennessee.

The property address was erroneously referred to in the prior deed as 177 Kenner Avenue, Nashville, TN 37205. The correct property address is 175 Kenner Avenue, Nashville, TN 37205.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 175 Kenner Avenue, 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 do 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 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 my/our hand(s) this the 29th day of August, 2019.

Joan Kane

Joan Kane

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joan Kane with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

