Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B20-0726

Karen Johnson Davidson County
Batch# 395665 DEEDWARR
05/05/2020 10:40:06 AM 2 pgs
Fees: $13.00 Taxes: $665.63

20200505-0046667

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2020

Notary Public

Commission Expires: 9-6-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul Matthew Cain and Lisa Ann Cain 1531 Sprucedale Drive Antioch, TN 37013	The Dart Bank 500 N. Homer St. Lansing, MI 48912	175-02-0B-026.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kaleb Gonyea, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul M. Cain, an unmarried man and Lisa A. Cain, an unmarried woman as joint tenants with right of survivorship

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. 4602, on the Final Plat Section One Old Hickory Commons, Section 1, a Planned Unit Development, as shown on Exhibit "D" to the Master Deed of record in Instrument No. 20080317-0026338, as amended in Instrument No. 20101222-0101832, and Instrument No. 20130322-0028759, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa M. Witten, a single person by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20160714-0072248, Register's Office for Davidson County, Tennessee, dated July 08, 2016 and recorded on July 14, 2016.

Being the same property conveyed to Kaleb Gonyea, a single man by Warranty deed from Lisa M. Witten, a single person, of record in Instrument No. 20181017-0102946 Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 17, 2018.

Stephanie Gonyea is hereby joining in on the conveyance of this document to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1531 Sprucedale Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging tc the said GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of May, 2020.

Kaleb Gonyea

Stephanie Gonyea

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kaleb Gonyea and Stephanie Gonyea** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of May, 2020.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
Notary Seal

Notary Public
My Commission Expires: 11/19/23