WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$106,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE **25th day of February, 2000.**

KATHY SNIDER NOTARY PUBLIC DAVIDSON COUNTY TN

Notary Public

MY COMMISSION EXPIRES: Exp. 07/27/2002 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hensley (NAME)	**Franklin American Mortgage Company** (NAME)	**102-4-79**
6503 Premier Drive (ADDRESS)	**501 Corporate Centre Drive** (ADDRESS)	**08DA41935**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Franklin, TN 37067** (CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Thomas E. Cannon and wife, Carol A. Cannon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW HENSLEY AND WIFE, ANGELA HENSLEY**, 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 Lot No. 727 on the Plan of Charlotte Park, Section Twelve, of record in Book 2900, Pages 127 and 128, said Register's Office.

SAID Lot No. 727 fronts 72.2 feet on the southeasterly margin of Premier Drive and extends back 103.2 feet on the northeasterly line and 143.7 feet on the southwesterly line to a broken line in the rear measuring 86.4 feet thereon.

Being the same property conveyed to Thomas E. Cannon and wife, Carol A. Cannon by deed from Kyle R. Patty and wife, Carolyn J. Patty of record in Book 8634, Page 826 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **6503 Premier Drive, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of February, 2000.

Thomas E. Cannon

Carol A. Cannon

Instr:200002280019076 Page: 1 OF 2
REC'D FOR REC 02/28/2000 1:11:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $392.20

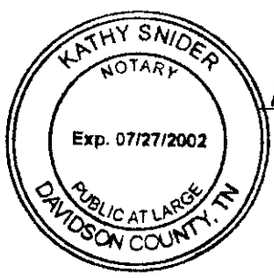
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Cannon and Carol A. Cannon, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2000.

Commission expires:



Kathy Snider

Notary Public