WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/01 14:16 2pgs
Fees:13.00 Taxes:499.50

20011106-0121809

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Amy G. Cannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: June 6, 2004.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Preston S. Cannon	Preston S. Cannon	Map 146-16/Parcel 155
(NAME) 5220 Anchorage Drive ~~5209 Smartt Drive~~	(NAME) ~~5209 Smartt Drive~~ Same	
(ADDRESS) Nashville, TN 37220	(ADDRESS) ~~Nashville, TN 37220~~	
(CITY) (STATE) (ZIP)	(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, Louise Windrow Waters GS Trust as established under the Will of Mae Windrow Espey, whose Trustees have full power to mortgage, transfer and convey without the joinder of any beneficiary, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Preston S. Cannon and wife, Amy G. Cannon, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 954 on the plan of Brentwood Hall, Section IX, of record in Book 2331, page 92, Register's Office for said County.

Said Lot No. 954 fronts 95 feet on the westerly margin of Smartt Drive and extends back 203.2 feet on the northerly line and 208 feet on the southerly line to a dead line in the rear, measuring 96 feet thereon.

Being the same property conveyed to Mae Windrow Espey by warranty deed of Renee S. Deny, an unmarried person of record in Book 9517, page 756, Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed of The Estate of Mae Windrow Espey, acting by and through its duly qualified and appointed representatives to Louise Windrow Waters GS Trust as established under the Will of Mae Windrow Espey, whose Trustees have full power to mortgage, transfer and convey without the joinder of any beneficiary of record in Book 10293, page 543, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Restrictive covenants contained in instrument of record in Book 2488, page 489, Register's Office of Davidson County, Tennessee; (2)
Subject to all matters on the plan of record in Book 2331, page 92, Register's Office of Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 5209 Smartt Drive, Nashville,, TN 37220
(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 hand this 1st day of November, 2001.

Louise Windrow Waters GS Trust as established under the Will of Mae Windrow Espey

By: Louise Windrow Waters, Trustee

Louise Windrow Waters, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared James Robert Waters, Trustee and William Glenn Waters, Trustee, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 1st day of November, 2001.

Commission expires: June 16, 2004

Yvette Lyn Meldrum Notary Public

