Davidson County DEEDWARR
Recvd: 02/19/02 09:15 2pgs
Fees:13.00 Taxes:610.50

20020219-0020695

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~June 16, 2004.~~ July 16, 2002

(AFFIX SEAL)

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Sudderth	ABN AMRO Mtg Group, Inc.	Map 146-16 Parcel 155
(NAME)	(NAME)	
5209 Smartt Drive	26000 W. Big Beaver Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Troy, MI 48084	
(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, Preston S. Cannon and wife, Amy G. Cannon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert P. Sudderth, a single person and Molly A. Head, a single person, 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 Preston S. Cannon and wife, Amy G. Cannon by warranty deed from 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 with instrument number 20011106-0121809, Register's Office of Davidson County, State of Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) 2002 Metropolitan Davidson County Taxes constitute a lien, but are not yet due and payable; (2) Restrictive covenants contained in instrument of record in Book 2488, page 489, Register's Office of Davidson County, Tennessee; (3) Subject of 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 our hands this 25th day of January, 2002.

Preston S. Cannon

Amy G. Cannon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Preston S. Cannon and Amy G. Cannon, 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 25th day of January, 2002.

Commission expires: ~~June 16, 2004~~ July 16, 2002

~~Yvette Lyn Meldrum~~ Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN