WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Bob Aggen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2002.

Rachel Dallas
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/07/02 14:07 2pgs
Fees:13.00 Taxes:81.40

20020807-0095194

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth L. Cannoy	Elizabeth L. Cannoy	Map 108
(NAME) 237 Woodmaker Court	(NAME) SAME	Group 15-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS)	Parcel 026.00
(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,

Gus Awali, a married person and wife Tammy Awali ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth L. Cannoy ,

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:

Being Lot No. 26 on the Plan of Percy Priest Woods Subdivision Revision of Cheswicke Park P.U.D., as of record in Plat Book 9700, Page 384, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gus Awali, a married person by deed from Will V. Braswell and wife Emily G. Braswell and Robert H. Braswell and wife Barbara L. Braswell of record in Instrument Number 200007050066443, Register's Office for said County.

Tammy Awali joins in this conveyance to convey any and all rights she may have in this property.

Deeds of Conveyance of record in Book 11201, Page 729, and Page 748, Register's Office for said County.

Easement for Airspace as shown of record in Deed Book 10099, Page 611, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10420, page 228, and Book 11044, Page 988, Register's Office for said County.

unimproved ☒

This is improved ☐ property, known as 237 Woodmaker Court, Nashville, TN 37214

(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 31st day of July, 2002.

Gus Awali
Gus Awali

Tammy Awali by Gus Awali Attorney in fact
Tammy Awali

STATE of Tennessee
COUNTY of

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gus Awali the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of July, 2002

My Commission Expires:_____

Rachel Dallas
Notary Public

File Number2207187
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

RACHEL DALLAS NOTARY PUBLIC AT LARGE MY COMM. EXP. MARCH 19, 2005 RUTHERFORD CO. TENNESSEE

State of Tennessee
County of Wilson
On this the 31st day of July, 2002, before me personally appeared Gus Awali, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tammy Awali, and who acknowledged that he exectued the same as the free act and ddeed of the said Tammy Awali by virtue of that Power of Attorney, duly executed by the said Tammy Awali and being of record in Instrument Number 20020807-0095193, Register's Office for Davison County, Tennessee.

Witness my hand and official seal this 31st day of July, 2002.

My Commission Expires: May 28, 2003

Wendy L. Causey
Notary Public

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.