WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2002

Notary Public

MY COMMISSION EXPIRES: 12/29/03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/16/02 16:01 2pgs
Fees:13.00 Taxes:406.63
20021216-0154933

KAREN L. TRUST ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENNESSEE

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

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Return to B-3157

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

B-3157

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosalio Magana	Calvary Bank	Map 147
(NAME) 313 Kern Drive	(NAME) 313 Kern Drive	Group 03-0
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	Parcel 35
(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,

Elizabeth L. Cannoy, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosalio Magana and Neisa M. Moran, husband and wife 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. 8 on the Plan of Section II, Herbert Heights, as shown by plat of record in Plat Book 3500, page 83, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard L. Cannoy and wife, Elizabeth L. Cannoy by deed from Marvin H May and wife, Vera May of record in Deed Book 4666, page 629, Register's Office for said County. Richard L Cannoy having since died leaving Elizabeth L. Cannoy tenant by the entirety.

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

unimproved ☐

This is improved ☒ property, known as 313 Kern Drive, Nashville, TN 37211

(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 27th day of November, 2002.

Elizabeth L Cannoy by Robert L Aggen Atty in Fact
Elizabeth L. Cannoy,

STATE OF Tennessee
COUNTY OF Wilson

On this the 11/27/2002, before me personally appeared Robert L. Aggen, 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 Elizabeth L. Cannoy, and who acknowledged that she executed the same as the free act and deed of the said Elizabeth L. Cannoy by virtue of that Power of Attorney, duly executed by the said Elizabeth L. Cannoy and appearing of record in Instrument Number 20021216015493 2, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 27th of November, 2002

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUSDALE NOTARY PUBLIC

File Number2210385
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122