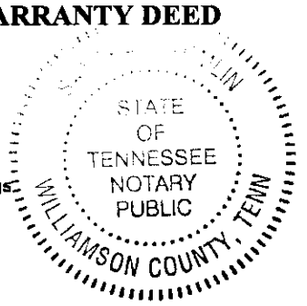
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 05/05/05 15:26 2 pgs
Fees:13.00 Taxes:1034.15

20050505-0050971

EXPIRES: FEBRUARY 19, 2007

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$279,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2ND DAY OF MAY, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~May 20, 2005.~~
(AFFIX SEAL)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENJAMIN H. CANNON	**SAME**	**1421-16-C-25CO**
(NAME)	(NAME)	
2616 SOUTH HIGHLANDS Drive	2616 SOUTH HIGHLANDS Drive	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	NASHVILLE, TN 37221	
(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, **PEGGY A. KUHN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN H. CANNON and KATHERINE K. CANNON, 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:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF DEVON HIGHLANDS, PHASE II, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 7900, PAGE 517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO PEGGY A. KUHN, UNMARRIED BY DEED FROM TONY M. REASONS, II, MARRIED, OF RECORD IN INSTRUMENT NO. 20021227-0159305, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **2616 SOUTH HIGHLANDS Drive, NASHVILLE, TN 37221**

(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 2nd day of May, 2005.**

Peggy A. Kuhn

PEGGY A. KUHN

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **PEGGY A. KUHN, UNMARRIED,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person whom executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **2nd day of May, 2005.**

Commission expires: **May 29, 2005**

I. DYKE TATUM Notary Public

