WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 31, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$269,500.00**

Grady E. Cannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin E. Goldammer	First Horizon Home Loans	**103-10-50**
(NAME)	(NAME)	
703 Canebrake Drive	PO Box 909	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Memphis TN 38101	
(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, **Grady E. Cannon and wife, Brenda A. Cannon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Ealey Goldammer and wife, Elizabeth Ann Goldammer**, 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, Tennessee, being Lot No. 65 on the plan of Section 4 Brookside Courts Addition No. 4, as of record in Plat Book 2083, page 59, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Grady E. Cannon, a single person by deed dated October 30, 2002 from Mary Carolyn Roberts, unmarried of record in Instrument No. 20021104-0134656, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants, and/or rights of way of record in said Register's Office.

unimproved ☐
This is improved ☒ property, known as **703 Canebrake Drive, Nashville, TN 37209**
(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 4th day of October, 2006.

Grady E. Cannon

Brenda A. Cannon

Brenda A. Cannon, wife of the said Grady E. Cannon, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

Davidson County DEEDWARR
Recvd: 10/06/06 10:10 2 pg
Fees:13.00 Taxes:997.15

20061006-0124377

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grady E. Cannon and wife, Brenda A. Cannon, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4TH OF OCTOBER, 2006.

Commission expires:

Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007