WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/06 12:52 2 pgs
Fees:13.00 Taxes:407.00

20061218-0155573

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~SUMNER~~ ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2006.

DEBORAH K. FARNELL.
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD640282
EXPIRES 6/23/2010
BONDED THRU 1-888-NOTARY1

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Lewis Cannon	Jason Lewis Cannon	
(NAME)	(NAME)	
850 Matthew Court	850 Matthew Court	86-7-29
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082	Kingston Springs, TN 37082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20063080

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, Teresa Bamford and Robin Wheeler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Lewis Cannon and Candice Michelle Cannon, husband and wife**, hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 68 on the plan of Jackson's Retreat, Phase I, Section two as of record at Book 6200, Page 334 and 335 as amended at Book 5972, page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made and this same is incorporated herein for a complete description of said lot.

Being the same property conveyed to Robin Wheeler and Teresa Bamford by Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee of record in Instrument No. 20061129-0147122, Register's Office of Davidson County.

This is investment property and any joinder of spouse by the grantors is not required.

unimproved ☐

This is improved ☒ property, known as 1129 Jacksonview Rd., Hermitage, TN 37076

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 13th day of December, 2006.

Teresa Bamford

Robin Wheeler

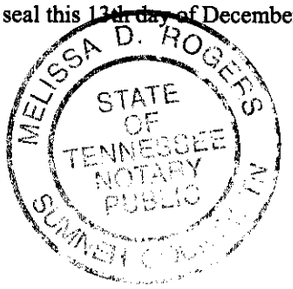
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Teresa Bamford and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Teresa Bamford and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2006.

Commission expires: 3/24/09



Melissa D. Rogers

Notary Public