WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/07 09:32 2 pgs
Fees:13.00 Taxes:425.28
20070817-0098409

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & Return To:
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205 186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christianna L. Kendall	U.S. Bank, N.A.	14809002900
(NAME)	(NAME)	
3817 Barlow Drive	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Owensboro, KY 42301-20005	
(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, Joe Lannom being one and the same as Joe Lannon and wife, Suzanna Lannom being one and the same as Suzanna Lannon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christianna L. Kendall, married 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. 70, Section II, Haywood Heights, as shown by plat of record in Plat Book 2663, Page 13, 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 Joe Lannon and Suzanna Lannon, by Warranty Deed dated February 27, 2004 from Cannon H. Wilson and wife, Elizabeth Wilson of record in Instrument No. 20040302-0023709, Register's Office for Davidson County, Tennessee. The said Joe Lannon and Joe Lannom are one both one and the same person. Suzanna Lannon and Suzanna Lannom are one and the same person.

This instrument is executed on behalf of Suzanna Lannom by Joe Lannom as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No 20070817-0098408, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3817 Barlow 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 our hands this 10 day of August, 2007.

Joe Lannom a/k/a Joe Lannon

Suzanna Lannom a/k/a Suzanna Lannon

Joe Lannom alter Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10 day of August, 2007 before me personally appeared Joe Lannom, the person who executed the foregoing instrument on behalf of Suzanna Lannom, and acknowledged that she executed the same as the free act and deed of the said Joe Lannom, through Power of Attorney granted Joe Lannom by the said Suzanna Lannom.

Witness my hand and official seal at Nashville, Tennessee this 10 day of August, 2007.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Joe Lannom, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of August, 2007.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY