This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 10/02/07 12:38 2 pgs
Fees:13.00 Taxes:684.50

20071002-0117307

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Jean Caneer 1238 General George Patton Dr. Nashville, TN 37221	New Owner	142-9-E 38.00 CO

For good and valuable consideration received, **JOAN ALEXANDRA C. CANTIGNANI, TRUSTEE OF THE CANON FAMILY TRUST, DATED NOVEMBER 11, 1992,** by these presents do transfer and convey pursuant to the Last Will and Testament of **Elizabeth Canon**, **Seventh Circuit** Court for **Davidson** County, Tennessee, being **Docket No. 07P-521,** unto the Grantee, **Jean Caneer,** _____, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Elizabeth Canon**, described as follows:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: UNIT NO. 1238, TOGETHER WITH THE CARPORT DESIGNATED NO. 1238-C, IN RIVER PLANTATION, SECTION SEVEN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD AND GENERAL GEORGE PATTON ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION SEVEN, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 5200, PAGES 705 AND 706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6226, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION SEVEN, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 6226, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON , TENNESSEE.

Being the same property conveyed to Maurice A. Canon and wife, Elizabeth Canon, by Warranty Deed from Haury and Smith Contractors, Inc., filed for record on January 13, 1987, in Book 7105, page 443, Register's Office of Davidson County, Tennessee. The said Maurice A. Canon having predeceased Elizabeth Canon, leaving the said Elizabeth Canon as the sole surviving tenant. The Last Will and Testament of Elizabeth Canon bequeaths said property to the Canon Family Trust dated November 11, 1992, (Seventh Circuit Court for Davidson County, Tennessee, being Docket No. 07P-521). Joan Alexandra C. Catignani, Trustee of the Canon Family Trust, has the power to sell or convey without joinder of any beneficiary.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 5200, Pages 705 and 706; Book 6226, Page 9; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as **1238 General George Patton Road, Nashville, Tennessee 37221.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as **Trustee of the Canon Family Trust, dated November 11, 1992,** its heirs and/or beneficiaries and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28 day of September 2007.

Joan Alexandra C. Catignani

Joan Alexandra C. Catignani, Trustee

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Durham

On this 28 day of September 2007, before me personally appeared, **Joan Alexandra C. Catignani, Trustee of the Family Canon Trust**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Canon Family Trust**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 28 day of September 2007.

LATONYA G. RAINES
Notary Public, North Carolina
Durham County
My Commission Expires:
June 18, 2011

Latonya G. Raines

Notary Public

LATONYA G. RAINES NOTARY PUBLIC DURHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00**.

Carol Tissi

Affiant

Subscribed and sworn to before me this 26 day of September 2007 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY