BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#21858-2

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.**

Jane R. Sambola
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2009.

Jennifer L. Johnson
Notary Public

My Commission expires: 3/7/2011

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090021903 DEEDWARR
Recvd: 04/02/09 13:41 2 pgs
Fees:13.00 Taxes:518.00
20090402-0029840

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JANE R. SAMBOLA	**PINNACLE NATIONAL BANK**	**Map 161-14-0-B Parcel 208.00co**
208 Highland Villa Circle	**211 Commerce Street, Suite 300**	
Nashville, TN 37211	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JAMES K. CANNON, umarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JANE R. SAMBOLA, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 of the Highland Villa Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Highland Villa Condominiums, of record in Book 7278, Page 312, and amended in Book 7347, Page 717, in Book 7352, Page 630, in Book 7467, Page 850, in Book 7470, Page 153, in Book 7600, Page 361, in Book 8173, Page 84, in Book 8199, Page 149, in Book 8765, Page 610, and in Book 10871, Page 232, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7278, Page 334, and amended in Book 8090, Page 537, in Book 8131, Page 95, in Book 8658, Page 595, in Book 9730, Page 265, in Book 9730, Page 268, in Book 9730, Page 271, in Instrument No. 20021118-0142476, and in Instrument No. 20081210-0119221, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Highland Villa Condominiums, as set out on Exhibit "B" to the Amendment to the Master Deed of record in Book 7470, Page 153, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to James K. Cannon, by Warranty Deed dated November 24, 1993, from Shirley A. Roth, of record in Book 9168, Page 759, Register's Office for Davidson County, Tennessee. Pursuant to a Marriage Dissolution Agreement, Docket No. 99D-1037, Tricia Suzanne Cannon conveyed any interest to James Kenley Cannon, by Quitclaim Deed dated June 25, 1999, of record in Book 11572, Page 759, said Register's Office.

JAMES K. CANNON BEING ONE AND THE SAME PERSON AS JAMES KENLEY CANNON.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and

all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Highland Villa Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **208 Highland Villa Circle, Nashville, TN 37211**.

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 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/our hand(s) this **31st** day of **March, 2009.**

JAMES K. CANNON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JAMES K. CANNON,** the within named seller, 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 **31st** day of **March, 2009.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.