Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

BILL GARRETT, Davidson County
Trans:T20090044552 DEEDWARR
Recvd: 07/02/09 11:47 11 pgs
Fees:58.00 Taxes:2775.00
20090702-0061799

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Affiant

Subscribed and sworn to before me, this June 30, 2009

Notary Public

My commission expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aaron D. Vallett	New Owner	**Map 132, Group 020, Parcel 055.00**
4007 Newman Place		
Nashville, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Cynthia P. Sewell, Anna Kate C. Stallings, James Issac Cannon, Augustus S. Cannon, Emiline Cannon, Estate of James M. Cannon, Estate of Guy E. Poteat, Trust B under Will of Joseph David Poteat, Trust under Will of Irene Medley for Cynthia P. Sewell their heirs, assigns and successors

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

Aaron D. Vallett

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 more particularly described as follows: Being Lot no. 21 on the Revised Plat of Thompson's Glen Leven Subdivision, of record in Plat Book 3, page 20, of the Chancery Court at Nashville. Said Lot No. 21 fronts 325 feet on the West side of Newman Place and runs back between parallel lines, along the North margin of a 25-foot private roadway, 340 feet to the East line of Lot No. 29.

Being the same property conveyed to Cynthia P. Sewell as to a 6.25% undivided interest by Administrator's Deed from the Estate of Charlie Mae Lewis, deceased, of record in Instrument No. 20001121-0115112, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Anna Kate C. Stallings as to a 3.125% undivided interest and to the Estate of James M. Cannon as to a 3.125% undivided interest by Administrator's Deed from the Estate of Sylvia P. Cannon, deceased, of record in Instrument No. 20050510-0052921, Register's Office for Davidson County, Tennessee.

Also being the same property devised to Anna Kate C. Stallings as to a 10.416% undivided interest, to the Estate of Guy E. Poteat as to a 12.50% undivided interest, to the Trust under the Will of Irene Medley for Cynthia Sewell as to a 20.83% undivided interest, to James Issac Cannon, a minor, as to a 3.472% undivided interest, to Augustus S. Cannon, a minor, as to a 3.472% undivided interest, to Emeline Cannon, a minor, as to a 3.472% undivided interest by Last Will and Testament of Irene P. Medley of record in Instrument No. 20090507-0042215, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Teresa Carolyn Poteat, Trustee of Trust B under the Will of Joseph David Poteat by Executor's Quitclaim Deed from Teresa Carolyn Poteat, Executor of the Estate of Joseph David Poteat, deceased, of record in Instrument No. 20090528-0049158, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3, page 20, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4007 Newman Place, Nashville, TN 37027.

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 in 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.

This document may be signed in multiples or counterparts and the combined parts shall be considered one whole version.

Witness my/our hand(s) this June 19, 2009

Cynthia P. Sewell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Cynthia P. Sewell, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this June 19, 2009.

Notary Public

My Commission Expires: October 23, 2012

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File #: **09347-CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Witness my/our hand(s) this June 23, 2009.

Anna Kate C. Stallings

Anna Kate C. Stallings

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Anna Kate C. Stallings, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this June 23, 2009

Nancy Bowen
Notary Public

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: October 23, 2012

Witness my/our hand(s) this 23rd day of June 2009.

Michael M. Castellarin, Administrator.

Estate of James M. Cannon

Michael M. Castellarin, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Castellarin, Administrator of the Estate of James M. Cannon, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 23rd day of June, 2009.

Eve Saal
Notary Public

My Commission Expires: 5-8-12

EVE SAAL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Michael M. Castellarin

Witness my/our hand(s) this June 23, 2009

CKM Trustee

Trust under Will of Irene Medley for Cynthia P. Sewell
By: Claiborne K. McLemore, III, Trustee

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Claiborne K. McLemore, III** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Trust under Will of Irene Medley for Cynthia P. Sewell,** and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this June 23, 2009

Nancy Bowen
Notary Public

NANCY BOWEN
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: October 23, 2012

Witness my/our hand(s) this June 23, 2009

Estate of Guy E. Poteat
By: Jeri Lynn Kranze, Co-Personal Representative

STATE OF Florida
COUNTY OF Indian River

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeri Lynn Kranze, Co-Personal Representative of the Estate of Guy E. Poteat with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 23rd day of June, 2009

Notary Public

My Commission Expires:_____

DELTA L. JORDAN
MY COMMISSION EXPIRES
April 9, 2012
#DD 752638
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Witness my/our hand(s) this June 12, 2009

Estate of Guy E. Poteat
By: Jerry Thompson Poteat, Co-Personal Representative

STATE OF Florida
COUNTY OF Indian River

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry Thompson Poteat, Co-Personal Representative of the Estate of Guy E. Poteat with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this June 12, 2009

Notary Public

My Commission Expires:_____

PAULA S. VANICE
MY COMMISSION EXPIRES
August 20, 2011
#DD 693766
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Witness my/our hand(s) this June 23, 2009

Jeri Lynn Kranze

Estate of Willie F. Poteat
By: Jeri Lynn Kranze, Co-Personal Representative

STATE OF Florida
COUNTY OF Indian River

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeri Lynn Kranze, Co-Personal Representative of the Estate of Willie F. Poteat with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 23rd day of June 2009.

Delta L Jordan
Notary Public

My Commission Expires:_____



Witness my/our hand(s) this June 12, 2009

Estate of Willie F. Poteat
By: Jerry Thompson Poteat, Co-Personal Representative

STATE OF Florida
COUNTY OF Indian River

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry Thompson Poteat, Co-Personal Representative of the Estate of Willie F. Poteat with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this June 12, 2009

Notary Public

My Commission Expires:_____

PAULA S. VANCE
MY COMMISSION EXPIRES
August 20, 2011
#DD 693766
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Witness my/our hand(s) this June 24, 2009

Teresa Carolyn Poteat, Trustee

Teresa Carolyn Poteat, Trustee of Trust B under
Will of Joseph David Poteat

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Teresa Carolyn Poteat** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Trust B under Will of Joseph David Poteat,** and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this June 24, 2009.

Notary Public

My Commission Expires: 10-29-11

JAMES T. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct 29, 2011

Witness my/our hand(s) this June 29, 2009.

Jeanon Mills Stuart, Guardian
James Issac Cannon, a minor
By: Jeanon Mills Stuart, Guardian

Jeanon Mills Stuart, Guardian
Augustus S. Cannon, a minor
By: Jeanon Mills Stuart, Guardian

Jeanon Mills Stuart Guardian
Emiline Cannon, a minor
By: Jeanon Mills Stuart, Guardian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeanon Mills Stuart,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **James Issac Cannon, Augustus S. Cannon and Emiline Cannon,** for the purposes therein contained, and who further proved to me that he/she is the **Guardian** for **James Issac Cannon, Augustus S. Cannon and Emiline Cannon,** and is authorized by **James Issac Cannon, Augustus S. Cannon and Emiline Cannon,** to execute this instrument on his/her behalf.

Witness my hand, at office, this 29 June 09.

Todd L. Mills
Notary Public

My Commission Expires: 8 May 2012

TODD L. MILLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.