2909000225

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$182,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2009.

NOTARY PUBLIC: Lissa Groom
MY COMMISSION EXPIRES: (AFFIX SEAL) 11/5/2012

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith A. Cannon 2521 Pennington Bend Road Apt. 102 Nashville, TN 37214	F & M Bank PO Box 451 Clarksville, TN 37041	Map 52.14 Group A Parcel 41

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 acknowledged, we,

David McCormick, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Keith A. Cannon, a unmarried man

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 Unit No. 41 of Pennington Villas Townhomes a horizontal property regime established by Master Deed of record in Instrument No. 20040811-0097169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David McCormick, an unmarried person by deed from Richard Puncochar d/b/a Pennington Partners dated July 1, 2005 of record in Instrument Number 20050706-0077612, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20040811-0097169, Register's Office for Davidson County, Tennessee.
2) Property is subject to Pennington Villas Townhomes, a Planned Unit Development, Charter of record in Instrument No. 20040811-0097168, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20040811-0097169, amended in Instrument No. 20070928-0115984, Register's Office for Davidson County, Tennessee.
3) Property is subject to Storm Water Detention Agreement in Instrument No. 20030929-0143278, said Register's Office.
4) 2009 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **2521 Pennington Bend Road Apt. 102, Nashville, TN 37214**
(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 my hand(s) this 28 day of September, 2009.

David McCormick

Davidson County	DEEDWARR
Recvd: 10/08/09 08:11	3 pgs
Fees:18.00 Taxes:676.73	
20091008-0093536	

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, David McCormick, unmarried with whom I am personally acquainted, (or who 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, at office, this 28th day of September, 2009.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document ~~is~~ true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

