BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100059575 DEEDWARR
Recvd: 09/22/10 09:31 2 pgs
Fees:13.00 Taxes:2549.30
20100922-0075286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE L. LIND NOTARY PUBLIC STATE OF TENNESSEE TURNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. Lynn McPheeters	SAME	Map 104-14-H
(NAME) 426 Prestwick Corut	(NAME)	Parcel 43 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, I, **JANICE LOUISE CANNADY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **F. LYNN MCPHEETERS AND WIFE, SUSAN F. MCPHEETERS,** 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 Lot No. 22 on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Plat Book 7900, page 969, as corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Philip H. Cannady and wife, Janice L. Cannady, by deed from Clements-Bartosh Interests, LLC of record in Book 11335, page 924, said Register's Office. Phillip Harvey Cannady (a/k/a Philip H. Cannady) conveyed his interest in said property to Janice Louise Cannady (a/k/a Janice L. Cannady) by Quitclaim Deed of record in Instrument #20040429-0048888, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 969, as corrected in Book 10270, page 34, said Register's Office; (c) restrictive covenants of record in Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, Book 9567, page 301 and Book 9778, page 27, said Register's Office; (d) Bylaws of record in Book 9567, page 691, Book 8026, page 305, Instrument #20020812-0097386 and Instrument #20100615-0046543, said Register's Office; and (e) easements of record in Book 3467, page 204 and book 9778, page 16, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 426 Prestwick Corut, Nashville, TN 37205
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 20th day of September, 2010.

Janice Louise Cannady

Janice Louise Cannady

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 Janice Louise Cannady, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2010.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011