WARRANTY DEED

R-FSBO-10-2303

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lynn Canady	Robert Lynn Canady	
2303 Whipple Place (ADDRESS)	(NAME) 2303 Whipple Place (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	95-7-73.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN CATHERINE GRAYSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT LYNN CANADY AND MARJORIE G. CANADY, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 211, PLAN OF MERRY OAKS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGES 67 AND 68, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SOG

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM AVALYN M. HUNTER, MARK E. MCMURRY, KATHRYN S. MCMURRY, MICHAEL G. MCMURRY, AND IAN C. MCMURRY TO SUSAN C. HAWKINS AS RECORDED ON THE 6TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080806-0081193; QUIT CLAIM DEED FROM FRANCES E. GRAYSON TO SUSAN C. HAWKINS, AVALYN M. HUNTER, MARK E. MCMURRY, KATHRYN S. MCMURRY, MICHAEL G. MCMURRY, AND IAN C. MCMURRY AS RECORDED ON THE 5TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080805-0080696 AND WARRANTY DEED FROM BERTHA F. STROBL STEINER AND HUSBAND, JOHN F. STEINER TO S. K. GRAYSON AS RECORDED ON THE 25TH DAY OF JUNE, 1980 IN BOOK 5617, PAGE 533, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUSAN C. HAWKINS HAVING SINCE MARRIED AND IS NOW KNOWN AS SUSAN CATHERINE GRAYSON. THE ABOVE PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF SUSAN CATHERINE GRAYSON.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1835, PAGE 67 AND 68 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2303 Whipple Place, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100062168 DEEDWARR
Recvd: 10/01/10 14:28 2 pgs
Fees:13.00 Taxes:370.00

20101001-0078618

Witness my/our hand(s) this 16th day of September, 2010.

Susan Catherine Grayson

STATE OF Alabama
COUNTY OF Randolph

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Catherine Grayson, the within named bargainor, with whom I am personally acquainted (or proved to me 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 and official seal, this the 16th day of September, 2010.

Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 9, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903