Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Randall K. Winton		Map/Parcel -
710 Bowling Ave	NEW OWNER	11705001400
Nashville, TN 37215		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Kelley S. Cannon, a widow** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Randall K. Winton** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the north 100 foot of Lot No. 5 on the Plan of Forest Land Imp. Company's Subdivision, as of record in Plat Book 161, page 144, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of said lots fronts 100 feet on the east side of Bowling Avenue, formerly Golf Club Lane or Road and run back between lines 250 feet to a deed line.

Being the same property conveyed by Quitclaim Deed from James M. Cannon, married to Kelley S. Cannon, married as recorded on the 1st day of December, 2005 in Instrument No. 20051201-0144558; Quitclaim Deed from Kelley S. Cannon, married to James M. Cannon and wife, Kelley S. Cannon as recorded on the 8 th day of November, 2005 in Instrument No. 20051108-0135466 and Limited Liability Warranty Deed from Sirva Relocation, LLC, a Limited Liability Company to Kelley S. Cannon, married as recorded on the 9th day of May, 2005 in Instrument No. 20050509-0052300, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable and which are now assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST PARK LAND IMP. CO.' S SUBDIVISION, as recorded in Plat Book 161, Page(s) 144 said Register's Office.

This is improved property commonly known as: 710 Bowling Ave, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110024363 DEEDWARR
Recvd: 04/26/11 11:41 2 pgs
Fees:13.00 Taxes:1850.00
20110426-0031824

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me this 22 day of April, 2011

My Commission Expires: My Commission Expires: March 4, 2014

Notary Public

CARLEEN MCBURNETT
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22 day of April, 2011.

Kelley S Cannon by
Brett Sanders, attn
fact

Kelley S. Cannon by Brett Sanders
as attorney in fact, pursuant to a
Power of Attorney as recorded in
Instrument No. 20100517-0037944
In the Register's Office for Davidson
County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Brett Sanders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the attorney-in-fact for Brett Sanders, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Kelley S. Cannon by himself as attorney-in-fact.

Witness my hand, at office, this 22 day of April, 2011

Carleen M Burnett
Notary Public

CARLEEN MCBURNETT
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires:
My commission expires: March 4, 2014