BILL GARRETT, Davidson County
Trans:T20120031060 DEEDWARR
Recvd: 04/30/12 08:37 2 pgs
Fees:13.00 Taxes:980.50
20120430-0036372

RECORD AND ~~RETURN TO:~~
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

~~BOX 50-3~~ RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

CAROLINE PACE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Janece Collins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2012.

Caroline Pace
NOTARY PUBLIC

My commission expires: 6-23-15

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Carter and Rita L. Carter 3281 Freeman Hollow Rd Goodlettsville, TN 37072	F+M Bank 50 Franklin St. Clarksville, TN 37040	011-00-0-097.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **THOMAS P. CANNON AND WIFE, ANGELIA M. CANNON (F/K/A ANGELIA M. GOLDEN)**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JAMES E. CARTER AND WIFE, RITA L. CARTER**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Freeman Road, said point being the formerly corner of Jimmy D. Baker and V. H. Felton; thence, with the margin of said Freeman Road, S. 28 deg. E. 275.2 feet; thence, with the line of V. H. Felton, N. 86 deg. W. 714.4 feet to a point; thence, with the line of said V. H. Felton, N. 4 deg. 10 min. E. 144.0 feet; thence, with the line of said Jimmy D. Baker, N. 15 deg. W. 102.5 feet to a margin of a 50-foot right-of-way; thence with the margin of 50-foot right-of-way, N. 63 deg. 15 min. E. 517 feet to a point in the margin of said Freeman Road; thence, with the margin of said Freeman Road, S. 26 deg. 15 min. E. 307.0 feet to the beginning, containing 4.84 acres, more or less.

Being the same property conveyed to Thomas P. Cannon and Angelia M. Golden, by Warranty Deed from Robert H. Meadows and wife, Evelyn W. Meadows, dated 11/12/1993, recorded 11/22/1993, of record in Book 9160, page 524, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 3281 Freeman Hollow Road, Goodlettsville, TN 37072.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 25th day of April, 2012.

Thomas P. Cannon
THOMAS P. CANNON

Angelia M. Cannon
ANGELIA M. CANNON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Thomas P. Cannon and Angelia M. Cannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of April, 2012.

Artrinna D. Minnis
Notary Public

Artrinna D. MINNIS
Printed Notary Name

My commission expires: 7-7-2014

