WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Sandra Kanon
Affiant

Subscribed and sworn to before me, this 27th day of July, 2012

Lee E. Cranford
Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120056166 DEEDWARR
Recvd: 07/31/12 12:06 2 pgs
Fees:13.00 Taxes:939.80
20120731-0067432

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Kanon	SunTrust Mortgage Inc.	072-03-0
(NAME)	(NAME)	(MAP)
1211 Greenfield Avenue	401 Commerce Street, Suite 6100	222
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37216	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Timothy J. Thompson and spouse Angela G. Thompson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Tom Kanon and spouse Sandra Kanon, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING the easterly half of Lot No. 115, on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, TN, and being described as follows:

Said part of Lot No. 115 fronts 50 feet on the northerly side of Greenfield Avenue and extends back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Angela G. Sommers, by deed dated February 24, 2004, from Cynthia D. McCarver and husband, Philippe Gehim, of record in Instrumen tNo. 20040301-0023108, and further conveyed to Timothy J. Thompson and Angela G. Thompson, husband and wife, by Quitclaim Deed dated January 30, 2007, from Angela G. Sommers (formerly known as Angela G. Sommers), of record in Instrument No. 20070206-0015326, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1211 Greenfield Avenue, Nashville, Tennessee 37216

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/our hand(s) this 27th day of July, 2012.

Timothy J. Thompson

Angela G. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Timothy J. Thompson; Angela G. Thompson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of July, 2012.

Notary Public

My Commission Expires: 1/9/2016

