STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 2012.

Notary Public
MY COMMISSION EXPIRES: 3/18/14
File No. G12-3805D

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120089044 DEEDWARR
Recvd: 11/21/12 08:55 2 pgs
Fees:13.00 Taxes:510.60
20121121-0107294

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mollie Ann Trollinger (NAME)	F&M Mortgage (NAME)	173-9-A-347CO
7848 Heaton Way (STREET ADDRESS)	~~2021 Richard Jones Road Suite 200~~ 50 Franklin Street (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	~~Nashville TN 37215~~ Clarksville TN 37040 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **William J. Canady, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mollie Ann Trollinger,** 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. 352 on the plan of LENOX VILLAGE, PHASE FOUR, RESUBDIVISION OF LOTS 220 AND 351-355, as shown by plat of record in Instrument No. 20050203-0012996, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William J. Canady, an unmarried man from Regent Homes, LLC, by Deed dated May 25, 2005, as Instrument No. 20050527-0060194, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20050113-0004928 and as corrected in Instrument No. 20050203-0012996, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No.

20050119-006853, Instrument No. 20060321-0032383, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439, and in any allied instrument(s) referred to in said restrictions.

4. Charter of Homeowner's Association of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers/storm drainage as recorded in Book 7985, page 449, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement as recorded in Book 7361, page 230, and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

7. Easement for sanitary sewers/water mains and appurtenances as recorded in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

8. Master Deed Restrictions of record in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060321-0032382, and Instrument No. 20080326-0030449, said Register's Office.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7848 Heaton Way, Nashville, TN 37211.

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. Whenever 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 19th day of November, 2012.

x _____
William J. Canady

November 19, 2012
Date

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 William J. Canady, an unmarried man, the bargainor(s), 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 19th day of November, 2012.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066