WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00 Affiant Subscribed and sworn to before me, this 22nd day of March, 2013 Notary Public MY COMMISSION EXPIRES: 4-25-2 (AFFIX SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
William C. Cannon		
(NAME)	(NAME)	(MAP)
1421 Wexford Downs Lane	New Owner	172-14-0-B-097.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(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, Anurag Pardeshi and wife, Natalie Curcio, as tenants by the entirety, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto William C. Cannon and wife, Cynthia M. Cannon; and Frances T. Cannon, unmarried, as joint tenants with the right of survivorship, 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, Tennessee, being Lot No. 97 on the Plan of Minor Revision Winfield Park Phase 2, Section 1, Revision 1, Lots 94 -108, 110 -121, 126-128 & 132-133, of record in Plat Instrument No. 20080122-0006550, revising Plat Instrument No. 20010313-0024106, in the Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anurag Pardeshi by Warranty Deed from Danco Property Investments, L.L.C., a limited liability company, of record in Instrument No. 20050412-0040054, Register's Office for Davidson County, Tennessee, dated April 11, 2005, and recorded April 12, 2005. The said Anurag Pardeshi has since conveyed a one-half undivided interest in said property to his wife, Natalie Curcio creating a tenancy by the entirety by Quitclaim Deed of record in Instrument No. 20051005-0119972, Register's Office for Davidson County, Tennessee, dated September 30, 2005, and recorded October 5, 2005.

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: 1421 Wexford Downs Lane, Nashville, Tennessee 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. 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:T20130025469 DEEDWARR
Recvd: 04/01/13 08:26 2 pgs
Fees:13.00 Taxes:1258.00

20130401-0030921

Witness my/our hand(s) this 22nd day of March, 2013.

Anurag Pardeshi by G. Stan Gunselman, atty-in-fact

Anurag Pardeshi by G. Stan Gunselman,
His Attorney-in-Fact

Natalie Curcio by G. Stan Gunselman, atty-in-fact

Natalie Curcio by G. Stan Gunselman
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared G. Stan Gunselman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Anurag Pardeshi, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Anurag Pardeshi, the bargainor, by the said G. Stan Gunselman, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 22nd day of March, 2013.

Notary Public

My Commission Expires: 1/9/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared G. Stan Gunselman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Natalie Curcio, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Natalie Curcio, the bargainor, by the said G. Stan Gunselman, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 22nd day of March, 2013.

Notary Public

My Commission Expires: 1/9/2016