BILL GARRETT, Davidson County
Trans:T20130061636 DEEDWARR
Recvd: 07/19/13 09:32 2 pgs
Fees:13.00 Taxes:314.13

20130719-0074780

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
EXP. 12/27/15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$84,900.00** (Eighty Four Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 15th day of July, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: 12-27-15 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joe C. Cannon 348 Keeton Avenue Old Hickory, TN 37138	Churchill Mortgage Corp. 761 Old Hickory Blvd. Brentwood, TN 37027	04304004700

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **RICKY GRADY BOWEN, unmarried,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOE CARROLL CANNON, a single man,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 "U" on the unrecorded Map showing the subbdivision of Lots 46 to 49, and Lots 64 to 66 on the unrecorded Plan of Scenic View described according to copy of survey made August 17, 1959, by James L. Murphy, Jr. Surveyor, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 1630.2 feet northwest from a concrete monument set in the beginning of a curve into Hillman Place; thence south 44 deg. 09' west 107.7 feet to a point; thence north 46 deg. 29' west 72 feet to a point; thence north 43 deg. 52' east 163.8 feet to the margin of Keeton Avenue; thence with said margin southeasterly around a slight curve 72.43 feet to the point of beginning.

Being the same property conveyed to Ricky Grady Bowen by Deed of record in Book 9600, Page 323, Register's Office of Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **348 KEETON AVENUE** **OLD HICKORY,TN37138**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number:

RGB

GTE File: 2013

WITNESS, this 15th day of July, 2013

Ricky Grady Bowen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of July, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ricky Grady Bowen** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of July, 2013.

Notary Public

Commission Expires: _____

DEBORAH TUBBS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMM. EXP. 8-17-15

LTSR Number:

GTE File: 2013