BILL GARRETT, Davidson County
Trans:T20130080813 DEEDWARR
Recvd: 09/18/13 10:36 2 pgs
Fees:13.00 Taxes:31.45
20130918-0098246

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $8,500.00 (Eight Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 10th day of September, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES

(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:
Dawkins Contracting LLC 815 Old Dickerson Road Goodlettsville, TN 37072	Same as new owner	08004003000

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, **SANDRA CANNON, unmarried,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAWKINS CONTRACTING LLC, Limited Liability Company** 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:

Being Lot No. 12 on the Map of J.J. Pate's Subdivision of certain lots in G. T. Sheegog's Subdivision, of record in Book 843, Page 43, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the northeasterly side of Doak Avenue and runs back between parallel lines 164 feet to a dead line.

Being the same property conveyed Sandra Cannon by deed of record in Book 6778, Page 644, Register's Office for Davidson County, Tennessee.

Tony R. Cannon executes this instrument as Attorney-in-fact on behalf of Sandra Cannon, pursuant to the Power of Attorney being of record in Instrument Number 20130823-0088955, Register's Office for 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: **3204 DOAK AVENUE** **NASHVILLE,TN37218**

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.

WITNESS, this 10th day of September, 2013

Sandra Cannon

Tony R. Cannon
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of September, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tony R. Cannon**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Sandra Cannon**, and acknowledged that he executed that same as the free act and deed of the said **Sandra Cannon**.

WITNESS my hand and official seal this the 10th day of September, 2013.

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

Notary Public

Commission Expires: 8-17-15

A. D.