Record and return to:
Victory Title & Escrow, LLC
595 President Pl., Ste. 203
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20130089882 DEEDWARR
Recvd: 10/18/13 11:14 2 pgs
Fees:13.00 Taxes:906.50
20131018-0109028

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of October, 2013, by and between William J Cunningham and Norman C Farber, tenants in common with rights of survivorship, party of the first part, and Sandra N Kanon and Thomas A Kanon, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot no. 34 on the Plan of Section Two, Morning View Subdivision, of record in Plat Book 2133, Page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William J. Cunningham and Norman C. Farber by virtue of that certain Warranty Deed dated March 15, 2007, at Instrument No. 20070319-0033087 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

William J Cunningham

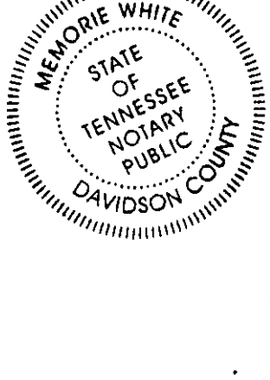
Norman C Farber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, William J Cunningham and Norman C Farber, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of October, 2013.

Notary Public



My Commission Expires: 7-3-17

Property Owner & Address: Sandra N Kanon and Thomas A Kanon

601 North Graycroft Avenue
Madison, TN 37115

Tax Parcel No 04211001800

Property Address: 601 Graycroft Avenue
Madison, TN 37115

MAIL TAX BILLS TO: Farmington Financial Group LLC

2002 Richard Jones Rd, Ste 300A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $245,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of October, 2013.

Notary Public

My Commission Expires: