RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130900532

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089885 DEEDWARR
Recvd: 10/18/13 11:18 2 pgs
Fees:13.00 Taxes:1067.45
20131018-0109032

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$288,500.00 Fredia S Wadley by Alleson Elizabeth Wadley Attorney in Fact
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the
16th day of October, 2013
Notary Public
MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredia S. Wadley	**First State Bank**	**072-03-0-222.00**
1211 Greenfield Avenue	**7114 Hwy 70 S., STE 105**	
Nashville, TN 37216	**Nashville, TN 37211**	

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, WE,

Tom Kanon and spouse, Sandra Kanon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fredia S. Wadley and husband, Edward L. Wadley

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 the easterly half of Lot No. 115 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, and being described as follows:

SAID Part of Lot No. 115 fronts 50 feet on the northerly side of Greenfield Avenue and extends back between parallel lines 205 feet to a dead line.

BEING the same property conveyed to Tom Kanon and spouse, Sandra Kanon by Warranty Deed from Timothy J. Thompson and spouse, Angela G. Thompson dated 7/27/12 and recorded 7/31/12 in Instrument Number 20120731-0067432; and the same property previously conveyed to Timothy J. Thompson and Angela G. Thompson, husband and wife, by Quitclaim Deed from Angela G. Sommers dated 1/30/07 and recorded 2/6/07 in Instrument Number 20070206-0015326; and previously conveyed to Angela G. Sommers, unmarried, by Warranty Deed from Cynthia D. McCarver and husband, Philippe Gehin dated 2/24/04 and recorded 3/1/04 in Instrument Number 20040301-0023108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) all visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1211 Greenfield Avenue, Nashville, TN 37216**
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.

Witness our hands this 16th day of October, 2013.

Tom Kanon

Sandra Kanon

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 Tom Kanon and Sandra Kanon 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 16th day of October, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014