Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BANKERS TITLE
3310 West End Ave., Suite 540
Nashville, Tennessee 37203

39-B
File #14-1106

BILL GARRETT, Davidson County
Trans:T20140029858 DEEDWARR
Recvd: 05/01/14 11:24 2 pgs
Fees:13.00 Taxes:1803.75
20140501-0036794

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Ernest Cannata and Marisa Ann Cannata, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Legh G. Garrett and Matthew T. Garrett, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot 24, A.B. Hills Subdivision, as shown on plat of record in Plat Book 332, Page 65, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Ernest Cannata and Marissa Ann Cannata, husband and wife, by deed from William A. Baker, II, a single person, in the amount of $365,000.00, dated June 29, 2007, of record as Instrument No. 20070713-0083437 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1104 Acklen Avenue, Nashville, TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of April, 2014.

Matthew Ernest Cannata

Marisa Ann Cannata

State of Tennessee)
County of Davidson)

On this 30th day of April, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Ernest Cannata and Marisa Ann Cannata, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 487,500.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 2014.

Notary Public

My Commission Expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Legh G. Garrett 1104 Acklen Avenue Nashville, TN 37204	FRANKLIN AMERICAN MTG 501 CORPORATE CTR DR #400 FRANKLIN, TN 37067	105-9-183