NEW OWNER:

Phillip Canaday
Shonda Canaday
103 Timberline Court
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0385

Map 060 Group 11-0-A Parcel 009.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140053842 DEEDWARR
Recvd: 07/25/14 10:57 2 pgs
Fees:13.00 Taxes:203.50
20140725-0066219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Five Thousand and 00/100 Dollars ($55,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIM S. COTHRON, single,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PHILLIP CANADAY AND SHONDA CANADAY, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 9 on the plan of Pine Ridge Subdivision, Section One, as of record in Book 6900, Page 191, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Kim S. Cothron, a single female, by Warranty Deed from Nancy A. McCain Tyner and husband, Larry W. Tyner, dated May 27, 1999, and of record in Book 11513, Page 139, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 103 Timberline Court, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10 day of **July, 2014**.

Kim S. Cothron

KIM S. COTHRON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KIM S. COTHRON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 10 day of **July, 2014**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00 .

AFFIANT

Sworn to and subscribed to before me 10th day of **July, 2014**.

NOTARY PUBLIC

My commission expires: January 11, 2017

STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY