This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22379.2014

Davidson County DEEDWARR
Recvd: 10/16/14 14:57 4 pgs
Fees:23.00 Taxes:481.00
20141016-0095738

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
James Cann Pamela Cann Chris Cann P.O. Box 1003 Ingram, TX 78025	Same	061 01 0 038.00

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, Charlotte Wrenn, unmarried**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **James Cann and wife, Pamela Cann and Chris Cann** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 293 on the Plan of Gra-Mar Acres, Section 8 of record in Book 2331, Page 110, Register's Office of Davidson County, Tennessee and described as follows:

Beginning at a point in the southerly margin of Marswen Drive at the common corner of Lots 292 and 293; thence with the line between said lots southerly 187.8 feet to a point; thence westerly 167.1 feet to a point in the easterly margin of Future Street; thence with the margin of the same northwardly 198.46 feet to a concrete monument at the beginning of a curve; thence around said curve northeasterly 31.42 feet to a concrete monument in the southerly margin of Marswen Drive; thence with the margin of the same easterly 155 feet to the point of beginning.

Being the same property conveyed to Charlotte Wrenn and Charles B. Wrenn, subject to the life estates of Mildred E. Spain and husband, Marion S. Spain by Quitclaim Deed of record in Book 8296, Page 512 Register Office of Davidson County, Tennessee. The said Charles B. Wrenn having conveyed his interest to Charlotte Wrenn by Quitclaim Deed being of record in Book 9108, Page 761, said Register's Office. The

The said Charles B. Wrenn having conveyed his interest to Charlotte Wrenn by Quitclaim Deed being of record in Book 9108, Page 761, said Register's Office. The said Marion S. Spain having since conveyed any interest he may have had in the said property to Charlotte Wrenn by Quitclaim Deed of record as instrument number #200007280074790 of the said Registrar's Office. And by Quitclaim Deed dated July 21, 2004 from Mildred E. Spain and being of record in Instrument Number 20041112-0136148, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2014 property taxes are being paid simultaneously with this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 2331, Page 110, said Register's Office.
5. Easement for sanitary sewer and drainage to Metro of record in Book 8896, Page 582, said Register's Office.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my 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.

This is improved property is known as: 600 Marswen Drive, Nashville, Tennessee 37216.

Executed on this 15th day of October, 2014.

Charlotte Wrenn

Charlotte Wrenn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Charlotte Wrenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of October, 2014.

Thomas N. Jones State of Tennessee Notary Public County of Williamson

Notary Public

My Commission Expires: 2/6/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of October, 2014.

Thomas N. Jones State of Tennessee Notary Public County of Williamson

Notary Public

My Commission Expires: 2/6/15

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

