BILL GARRETT, Davidson County
Trans:T20150018381 DEEDWARR
Recvd: 03/13/15 10:42 2 pgs
Fees:13.00 Taxes:445.85
20150313-0021719

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0091

ADDRESS NEW OWNER:
O'Bryant D. Cannon
5170 Hickory Hollow Parkway
Antioch, TN 37013

SEND TAX BILL TO:
Same as new owner

MAP/PARCEL 163-05-0B-079.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Janet M. Gibson, married,** has this day bargained and sold, and does hereby transfer and convey unto **O'Bryant D. Cannon, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 79 on the Plan of Phase II, Mill Park (formerly Hickory Hollow Townhomes), A Horizontal Property Regime (Private Element) of record in Plat at Instrument No. 20000706-0066999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janet M. Gibson, unmarried by Warranty deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument No. 20020605-0067928 Register's Office for Davidson County, Tennessee, dated May 24, 2002 and recorded on June 05, 2002.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This is improved property known as: **5170 Hickory Hollow Parkway, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20000706-0066999, and restrictions in Book 10719, page 425, amended in Book 11167, page 757, and supplemented in Instrument No. 20010712-0074528, Instrument No. 20011016-0112643, and amended in Instrument No. 20080304-0021743, Instrument No. 20110208-0011084,Instrument No. 20140902-0079467, Instrumetn No. 20140902-0079467, and Instrument No. 20141231-0119109, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of March, 2015.

Janet M. Gibson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Janet M. Gibson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of March, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $120,500.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of March, 2015.

NOTARY PUBLIC

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

My Commission Expires: 3-2-15

File No: 158113