WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/15 09:23 2 pgs
Fees:13.00 Taxes:240.50
20150528-0048951

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $65,000.00.

Affiant

Subscribed and sworn to before me this 27 day of May, 2015.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Patrick Sanders	SAME	13311004900
3818 Sam Boney Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sylvia M. Cannon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Patrick Sanders, an unamarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 23 on the plan of Paragon Hills, as of record in Book 3300, Page 100, Register's Office for said County.

Being the same property conveyed to Thomas A. Cannon et ux Sylvia M. Cannon from Robert L. Overs et ux Brenda Overs by Warranty Deed on December 30, 1976, of record in Book 5102, Page 889, Register's Office for Davidson County, Tennessee. Further conveyed to Rose Palermo from Thomas A. Cannon and Sylvia M. Cannon and then to Thomas A. Cannon from Rose Palermo by QuitClaim Deed on January 15, 1980, of record in Book 5557, Page 723, Register's Office for Davidson County, Tennessee. Further conveyed to M. Norris Jenkins, Trustee from Thomas A. Cannon and then to Thomas A. Cannon, Sr. and wife, Sylvia M. Cannon, as tenants by the entirety by QuitClaim Deed on July 12, 1990, of record in Book 8151, Page 426, Register's Office for Davidson County, Tennessee.The said Thomas A. Cannon having died leaving said property to Sylvia M. Cannon by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 100, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3818 Sam Boney Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 27, 2015.

Sylvia M. Cannon
Sylvia M. Cannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sylvia M. Cannon** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 27, 2015

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY