BILL GARRETT, Davidson County
Trans:T20150050602 DEEDWARR
Recvd: 06/24/15 13:26 2 pgs
Fees:13.00 Taxes:573.50

20150624-0060634

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION O[illegible]
GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debra McClish & Devan McClish	SAME AS NEW OWNER	07212010900
(NAME)	(NAME)	
8001 Anna Court		
(ADDRESS)	(ADDRESS)	
Greenbrier TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Raymond David Cannon III and Darlene Cannon Duncan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Devan McClish and Debra McClish, Joint Tenants with Right of Survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 101 on the Map of Dalewood, Section 1, as of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Raymond D. Cannon, Jr. and Wife, Hazel F. Cannon from Ferris M. Martin and Wife, Marie F. Martin by Warranty Deed dated April 16, 1955 of record in Book 2395, Page 537, Register's Office for Davidson County, Tennessee. The said Raymond D. Cannon having since died on May 14, 1985, vesting title solely in Hazel Lee Cannon. The said Hazel Lee Miles, f/k/a Hazel Lee Cannon and/or Hazel F. Cannon, having since died testate on February 24, 2014. By the last Will and Testament of Hazel Lee Miles, deceased, Probate File No. 14P1940 in the Circuit Court for Davidson County, Tennessee, (Probate Division) the above property was devised to Raymond David Cannon, III and Darlene Cannon Duncan, with the provision that Rodolphus Hughes Miles, Jr., Spouse of Testator, was allowed to remain in the home for a period of one year from the date of the death of Testator. Said last Will and Testament of Hazel Lee Miles was also recorded in Instrument No. 20150529-0049597, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF DALEWOOD, SECTION 1 OF RECORD IN BOOK 1424, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS NAMED HEREIN****

unimproved ☐

This is improved ☑ property, known as 2101 Stratford Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 19th day of June, 2015.

Raymond David Cannon III

Darlene Cannon Duncan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raymond David Cannon III and Darlene Cannon Duncan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 1-9-16

Notary Public,

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115