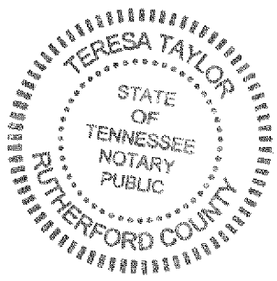
Davidson County DEEDWARR
Recvd: 08/31/15 14:43 3 pgs
Fees:18.00 Taxes:554.63
20150831-0088260

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-15-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kaitlyn M. Harless	Pinnacle Bank	161160A09000
(NAME)	(NAME)	
309 Shadow Glen Drive	150 3rd Ave S, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nyal L. Cannon, Trustee and Fai T. Cannon Trustee for Esparanto Inc. 401K c/o Nyal L. Cannon and Fai T. Cannon,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kaitlyn M. Harless an unmarried person and Stephen P. Harless, a married person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 90 on the plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements as shown on the Exhibit to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200403150029248, as amended in Instrument No. 200505200056887, and supplemented in Instrument Nos. 200407130083179; 200410210126776 re-recorded in Instrument No. 200410250128065; 200501180005927; 200503170029206 and 200504250045905, Register's Office for Davidson County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Esparanto, Inc. 401K C/O Nyal L. Cannon, Fai T. Cannon, Trustees by Warranty Deed from The Bank of New York Mellon F/K/A The Bank of New York as Trustee for the Certificatholders CWALT, Inc. Alternative Loan Trust 2005-J12 Mortgage Pass-Through Certificates, Series 2005-J12, conveyed on November 4, 2010 and filed in Instrument Number 20101112-0090613, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to Restrictive Covenants of record in Instrument Number 20040315-0029248; Instrument Number 20041025-0128065; Instrument Number 20040713-0083179; Instrument Number 20041021-0126776; Instrument Number 20050118-0005927; Instrument Number 20050317-0029206; Instrument Number 20050425-0045905 and Instrument Number 20050520-0056887, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 309 Shadow Glen Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 28th day of August, 2015. .

NYAL L. CANNON, TRUSTEE AND FAI T. CANNON TRUSTEE FOR ESPARANTO INC. 401K C/O NYAL L. CANNON AND FAI T. CANNON

Nyal L. Cannon, Trustee

Fai T. Cannon, Trustee

State of NC
County of Davie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nyal L. Cannon adn Fai T. Cannon with whom I am personally acquainted and who proved himself/herself to be the Trustee of Nyal L. Cannon, Trustee and Fai T. Cannon Trustee for Esparanto Inc. 401K c/o Nyal L. Cannon and Fai T. Cannon, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2015.

Notary Public

My Commission Expires: 8/13/19

ASHLEY R STRAIGHT
Notary Public
Rowan Co., North Carolina
My Commission Expires Aug. 13, 2019

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Tammy McCauley** , 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 **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of

an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-15-19

Notary' Seal

