Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

TRINITY GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2019 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $300,000.00 Affiant Subscribed and sworn to before me, this 31st day of December, 2015. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160000199 DEEDWARR
Recvd: 01/04/16 10:40 3 pgs
Fees: 18.00 Taxes: 1110.00
20160104-0000211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Messinese	**New Owner**	**Map/Parcel: 186-04-0-A-035.00CO**
8076 Canonbury Drive		
Nolensville, TN 37135		

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 ACKNOWLEDGE, WE,

Thomas E. McClanahan and wife, Arminta Lou McClanahan and Ainslee M. Brown, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Messinese

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:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. McClanahan and wife, Arminta Lou McClanahan and Ainslee M. Brown, by Warranty Deed, from Brookhaven Development, LLC, dated October 13, 2006, of record in Instrument No. 20061017-0128740, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20060315-0029572 and corrected in Instrument No. 20060427-0048557, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3845, Page 754, Book 4166, Page 667, and Book 4179, Page 811, Register's Office for Williamson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20060306-0025388 and Instrument No. 20070202-0014304, Instrument No. 20120106-0001500, Register's Office for DAVIDSON County, Tennessee.
By-Laws contained in an instrument of record in Book 3845, Page 789, Register's Office for Williamson County, Tennessee.
QCD of common areas to HOA of record in Book 4499, Page 487, Register's Office for Williamson County, Tennessee.
Charter for HOA of record in Book 4244, Page 871, Register's Office for Williamson County, Tennessee.
PUD Boundary of record in Instrument No. 20050920-0113225, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Book 3855, Page 402, Register's Office for Williamson County, Tennessee.
Deed to State of Tennessee of record in Book 1481, Page 273, Register's Office for Williamson County, Tennessee.
Ingress and Egress to Cemetery of record in Book 112, Page 184, Register's Office for Williamson County, Tennessee.
Greenbelt of record in Book 8881, Page 778, Register's Office for DAVIDSON County, Tennessee.
Easement and Contribution Agreement of record in Book 3657, Page 344, Register's Office for Williamson County, Tennessee.
Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for DAVIDSON County, Tennessee.
Easement to United Telephone Company of record in Instrument No. 20060607-0067543, Register's Office for DAVIDSON County, Tennessee.
Easement to United Telephone Company of record in Book 3940, Page 211, Register's Office for Williamson County, Tennessee.

This is improved property known as 8076 Canonbury Drive, Nolensville, TN 37135.

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 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 my/our hand(s) this 31st day of December, 2015.

Thomas E. McClanahan

Arminta Lou McClanahan

Ainslee M. Brown

*This has been used as investment property for Ainslee M. Brown and has never been her marital residence.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Thomas E. McClanahan and wife, Arminta Lou McClanahan, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2015.

RUSSELL LYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

STATE OF Arkansas
COUNTY OF Benton

Personally appeared before me, a Notary Public of said County and State, Ainslee M. Brown, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30st day of December, 2015.

Notary Public

My Commission Expires: 10/23/2025

OFFICIAL SEAL
STACY ROSALES
NOTARY PUBLIC, ARKANSAS
BENTON COUNTY
COMMISSION #12695891
COMMISSION EXP. 10/23/2025

File #: **150663JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

AMB