BILL GARRETT, Davidson County
Trans:T20160036004 DEEDWARR
Recvd: 05/02/16 11:51 2 pgs
Fees:13.00 Taxes:725.20
20160502-0042715

(1)

WARRANTY DEED

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $196,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2016.

Notary Public

My commission expires: March 6 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CANY, LLC	Owners	Map 091-02-0 Parcel 192-00
6004 California Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frank E. Bessire, married, and Maurice E. Bessire, married

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

CANY, LLC, a Tennessee limited liability company

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. 5 of Block 19 on the Plan of Cherokee Park , of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank E. Bessire et ux, Joan H. Bessire, by Deed dated May 16, 1984 from Andrew L. Hedgepath, of record in Book 6293, Page 944, and re-recorded in Book 6424, Page 389, Register's Office for Davidson County, Tennessee. Bill to Quiet Title filed in Chancery Court for Davidson County, Tennessee, Order No. 90-197-III. The said Frank E. Bessire and wife, Joan Bessire having quitclaimed to Melissa Bessire, reserving a life estate, of record in Instrument No. 20120213-0012577, said Register's office. The said Melissa Bessire having quitclaimed to Frank E. Bessire and wife, Joan Bessire, of record in Instrument No. 20120724-0065048, said Register's Office. The said Frank E. Bessire and wife, Joan Bessire, having quitclaimed to Melissa Bessire, reserving a life estate, of record in Instrument No. 20121106-0102425, said Register's office. The said Melissa Bessire having quitclaimed to Frank E. Bessire and wife, Joan Bessire, of record in Instrument No. 20140219-0014313, said Register's Office. The said Joan H. Bessire, married, having quitclaimed to Maurice E. Bessire, of record in Instrument No. 20150915-0093616, said Register's Office.

This instrument is being executed on behalf of Frank E. Bessire, pursuant to a Power of Attorney executed by same on the 28th day of December, 2009, of record in Instrument No. 20150602-0050814, Register's Office for Davidson County, Tennessee.

This property is not now nor ever has been the principal residence of the Grantors or the Grantors' spouses.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 161, Page 75, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Cherokee Park Neighborhood Association Charter, of record in Instrument No. 20000531-0054011, said Register's Office. 3) Taxes for the current year, prorated and assumed by Grantee.

BOX 10-A

This is improved (__x__) Unimproved (____) property, known as **6004 California Avenue, Nashville, TN 37209**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 **28th** day of **April, 2016.**

Frank E. Bessire by Maurice E. Bessire, Attorney-in-Fact

Maurice E. Bessire

Joan Bessire

Sandra Bessire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joan Bessire,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **April, 2016.**

Notary Public

My Commission Expires: March 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Maurice E. Bessire and Sandra Bessire,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **April, 2016.**

Notary Public

My Commission Expires: March 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **28th** day of **April, 2016**, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Maurice E. Bessire (aka Maurice Eddie Bessire)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Frank E. Bessire**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Frank E. Bessire**, for the purpose therein contained, by signing the name of **Frank E. Bessire** , by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **April, 2016.**

Notary Public

My Commission Expires: March 6, 2018