①

BOX 10-A

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20160044120 DEEDWARR Recvd: 05/25/16 13:58 2 pgs Fees:13.00 Taxes:362.60 20160525-0052687	The actual consideration or value, whichever is greater, for this transfer is **$98,000.00.** Affiant Subscribed and sworn to before me, this the 20th day of May, 2016. Notary Public My commission expires: (AFFIX SEAL) My Commission Expires Nov 5, 2019

THIS INSTRUMENT WAS PREPARED BY
West Nashville Law Group
4800 Charlotte Avenue, Nashville, TN 37209

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CANY, LLC	New OWNER	**Map 091-02-0 Parcel 186.00**
2517 Eugenia Ave. Ste. 202		
Nashville, TN 37211		

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 located in the 20th Civil District, and being a part of Lot #8, Block 19 on the Cherokee Park Subdivision of West Nashville as recorded in Book 161, Page 75 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a capped iron rod (new) located at the northwestern corner of the property being herein described (also being the northwestern corner of the said Lot No. 8) and having Tennessee State Plane Coordinates of North 668242.58, East 1714961.42, said point also being located on the southern right-of-way line of New York Avenue, having a right-of-way width of 50 feet; thence, leaving said point with and along the southern right-of-way line of New York Avenue, South 54 degrees 09 minutes 57 seconds East, 35 feet to a capped iron rod (new) located at the northeastern corner of the property being herein described and having Tennessee State Plane Coordinates of North 668222.09, East 1714989.79; thence, leaving said point and right-of-way line South 35 degrees 50 minutes 03 seconds West, 150.00 feet to a capped iron rod (new) located at the southeastern corner of the property being herein described and having Tennessee State Plane Coordinates of North 668100.48, East 1714901.98, said point also being located on the northern right-of-way line a 25 foot wide public alley; thence, leaving said point, with and along the northern right-of-way line of the aforementioned alley, North 54 degrees 09 minutes 57 seconds West, 35.00 feet to a capped iron rod (new) located at the southwestern most corner of the property being herein described and having Tennessee State Plane Coordinates of North 668120.97, East 1714873.60; thence leaving said point, North 35 degrees 50 minutes 03 seconds East, 150.00 feet to the POINT OF BEGINNING.

Said parcel of land herein described containing 5,250.0 Square Feet or 0.12+/- Acres.

The above legal description was prepared from a Boundary Survey dated May 17, 2016 prepared by Clint T. Elliott, Tennessee RLS# 2347, office address: 1700 Hayes Street, #301, Nashville, TN 37203.

Being the same property conveyed to Frank Bessire and wife, Joan Bessire, by Deed dated June 6, 1988 from Rachel Fleming Jones, unmarried, of record in Book 7573, Page 93, Register's Office for Davidson County, Tennessee, and further by Quitclaim Deed dated September 2, 2015, from Joan H. Bessire, married, to Maurice E. Bessire, of record in Instrument No. 20150915-0093615, Register's Office of Davidson County, Tennessee.

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 which have been prorated and assumed by the grantees herein.

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

This is improved (_x___) Unimproved (____) property, known as **6009 New York Avenue, Nashville, TN 37209**

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 23 day of May, **2016.**

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

Joan Bessire

Maurice E. 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 23 day of May, **2016.**

Notary Public

My Commission Expires: 3/6/18

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 23rd day of May, **2016.**

Notary Public

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, 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 23rd day of **May, 2016.**

Notary Public

My Commission Expires: 3/6/18