WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066026 DEEDWARR
Recvd: 08/01/16 15:15 2 pgs
Fees:13.00 Taxes:1820.40
20160801-0079230

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $492,000.00.

Affiant

Subscribed and sworn to me on July 29th, 2016.

NOTARY PUBLIC

My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Murray Hannon 5305A Elkins Ave Nashville, TN 37209	Truxton Trust Co. 4525 Harding Rd. #300 Nashville, TN 37205	09115005900

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Lee Vaughn Webb, Jr. and Margaret Webb, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto William Murray Hannon and Mary Julia Bressman Hannon, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 2, SHARMAN A. BOLES SUBDIVISION, as shown on plat of record in Plat Book 5190, Page 740, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Lee Vaughn Webb, Jr. and Margaret Webb, husband and wife, by Warranty Deed dated May 30, 2013, recorded June 4, 2013 in Instrument No. 20130604-0056258, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5305A Elkins Ave, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on July 29, 2016.

Lee Vaughn Webb, Jr.

Margaret Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 26th, 2016, before me personally appeared Lee Vaughn Webb, Jr, and Margaret Webb to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 OFFICIAL SEAL, this the 26th of July, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY