WARRANTY DEED

ZCR16-5013

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri H. Kannon	Peoples Home Equity, Inc.	
5013 Hammersmith Court (ADDRESS)	5205 Maryland Way, Ste 100 (ADDRESS)	
Nashville, TN 37211-8538 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	172140B04900CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LEE ANN CHAPMAN, UNMARRIED (FORMERLY KNOWN AS LEE ANN BARTLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRI H. KANNON AND JAMES C. KANNON, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 49 on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lee Ann Bartley, unmarried by Warranty Deed from Judy Copeland, unmarried, of record in Instrument No. 20121001-0088996, Register's Office for Davidson County, Tennessee, dated September 27, 2012 and recorded on October 1, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20010313-0024108, Book 11113, Page 691, Book 11113, Page 717 and Instrument No. 20160211-0013422, Book 5552, Page 857, Instrument No. 20020515-0059528, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5013 Hammersmith Court , Nashville, Tennessee 37211-8538
(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 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 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 1st day of December, 2016.

Lee Ann Chapman
Lee Ann Chapman
ap
lc

BILL GARRETT, Davidson County
Trans:T20160107039 DEEDWARR
Recvd: 12/06/16 10:18 2 pgs
Fees:13.00 Taxes:1361.60
20161206-0127801

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of December, 2016, before me personally appeared Lee Ann ~~Chapman~~/ Chapman, unmarried (formerly known as Lee Ann Bartley) to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of December, 2016.

Cass

Notary Public

My Commission Expires: 3/3/19

(SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959