WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111814 DEEDWARR
Recvd: 12/20/16 09:59 2 pgs
Fees:13.00 Taxes:1487.40
20161220-0133462

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$402,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2016.

Notary Public

My commission expires: 7/6/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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
Anthony Richie **Jessica Richie**	New owner	**Map 172-09-0-A Parcel 232.00co**
1153 Banbury Lane		
Brentwood, TN 37027		

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,

James C. Kannon, Jr. and wife, Terri H. Kannon

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

Jessica Lynn Richie and Anthony Evin Richie, wife and husband

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. 197 on the Plan of Section 5B, Banbury Crossing, of record in Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James C. Kannon, Jr. and wife, Terri H. Kannon, by Deed dated January 18, 2005 from The Jones Company of Tennessee, L.L.C., of record in Instrument No. 20050131-0010960, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20040618-0072253, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 4148, Pages 75, 196, 247, 254, 261, 264 and 292, and in Book 4693, Page 690 Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of Banbury Crossing, of record in Book 10369, Page 48, and as amended in Book 10962, Page 516, Book 11218, Page 180, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee. (4) By-Laws of Banbury Crossing Homeowners' Association, Inc. of record in Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee. (5) Tree Preservation Restriction of record in Instrument No. 20041006-0120756, said Register's Office. (6) Charter of Banbury Crossing Homeowners' Association, Inc. of record in Book 11187, Page 575, Register's Office for Davidson County, Tennessee. (7) All matters shown on the Boundary Plat of record in Plat Book 9700, Page 549, said Register's Office. (8) Storm Water Detention Agreements of record in Book 10633, Page 330, and in Instrument No. 20000111-0004044, said Register's Office. (9) Taxes for the current year which have been prorated and paid by the Grantor. Subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1153 Banbury Lane, Brentwood, TN 37027**

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 **15th** day of **December, 2016.**

James C. Kannon, Jr.

Terri H. Kannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James C. Kannon, Jr. and Terri H. Kannon,** 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 **15th** day of **December, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: