#33357

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/16 13:57 4 pgs
Fees:23.00 Taxes:1572.50
20161220-0133681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Howe and Leah Howe	Farmington Mortgage	
(NAME)	(NAME)	
6009 New York Avenue	2002 Richard Jones Rd., Ste. 300A	09102018600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN ALAN HOWE AND WIFE, LEAH SMITH HOWE,** 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 by Warranty Deed from Frank E. Bessire, married, and Maurice E. Bessire, married to CANY, LLC, a Tennessee limited liability company, as recorded on the 25th day of May, 2016 in Instrument No. 20160525-0052687, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 161, Page 75, said Register's Office; and Charter of Cherokee Park Neighborhood Association recorded at Instrument No. 20000531-0054011, said Register's Office.

unimproved
This is improved x property, known as 6009 New York Avenue, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 15th day of December, 2016

CANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, MANAGER

BY: _____

TYLER PENNINGTON, MANAGER OF WHITE PINES BUILDING GROUP, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Tyler Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of White Pines Building Group, LLC, Manager of CANY, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager of White Pines Building Group, LLC, Manager of CANY, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of White Pines Building Group, LLC, Manager of CANY, LLC.

Witness my hand and official seal at Nashville, Tennessee this 15 day of December, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

_____
Notary Public

Exhibit "A"

Lnnd in Davidson County, Tennessee, being located In the 20th Civil District, and being a part of Lot No. 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-or-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 or North 668100.48, East 1714901,98, said point also being l,ocated 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. Elllott, Tennessee RLS# 2347, office nddress: 1700 Hayes Street, #301, Nnshvllle, TN 37203.

Being the same property conveyed to Frank Bessire and wife, Joan Bessire, by deed dated June 6, 1998 from Rachel Fleming Jones, unmarried, of record in Book 7573, page 93, Register's Office for Davidson, 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 for Davidson County, Tennessee.

Being the same property conveyed to CANY, LLC, a Tennessee limited liability company by deed dated May 23, 2016 from Frank E. Bessire, married and Maurice E. Bessire, married of record in Instrument No. 20160525-0052687, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

