WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017143 DEEDWARR
Recvd: 02/28/17 08:50 2 pgs
Fees:13.00 Taxes:625.30

20170228-0019584

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-19

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Joseph Homer	Pinnacle Bank, ISAOA/ATIMA	163-05-0-B-079.00
(NAME)	(NAME)	
5170 Hickory Hollow Pkwy, Unit 248	150 3rd Avenue South Ste. 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(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, I, **O'Bryant D. Cannon, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Joseph Homer, a single man** 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 Unit No. 79 on the Plan of Phase II, Mill Park (formerly Hickory Hollow Townhomes), A Horizontal Property Regime (Private Element) of record in Instrument No. 20000706-0066999, 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 Janet M. Gibson, unmarried, by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia corporation, dated May 24, 2002, of record in Instrument No. 20020605-0067928, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to O'Bryant D. Cannon, an unmarried man, by Warranty Deed from Janet M. Gibson, married, dated March 12, 2015, of record in Instrument No. 20150313-0021719, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5170 Hickory Hollow Pkwy, Unit 248, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 9700, pages 538 and 539 and Instrument No. 20000706-0066999; restrictions of record in Book 10719, page 425; Book 11167, page 757; Instrument No. 20010712-0074528, Instrument No. 20011016-0112643, Instrument No. 20020506-0055107, Instrument No. 20021017-0127808, Instrument No. 20051128-0143120, Instrument No. 20080304-0021743, Instrument No. 20110208-0011084, Instrument No. 20140717-0063137, Instrument No. 20140902-0079467, Instrument No. 20141231-0119109 and Instrument No. 20160223-0017010; By-Laws of record in Book 11167, page 759 and Instrument No.

20161028-0113925; Articles of Incorporation/ Charter of record in Book 10719, page 419; easement for telecommunications of record in Book 11378, page 991; conveyance of common areas of record in Book 11221, page 249 and Instrument No. 20010712-0074529; As Built Certificates of record in Book 11315, pages 157 and 159; Book 11674, page 536 and Book 11737, page 439; and all of record in the Register's Office for Davidson County, Tennessee.

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 27th day of February, 2017.

O'Bryant D. Cannon

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared O'Bryant D. Cannon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 27th day of February, 2017.

Notary Public
My Commission Expires: _____

File No.: 24750

MISTY M. THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-23-2019