Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20170020589 DEEDWARR
Recvd: 03/09/17 15:26 2 pgs
Fees:13.00 Taxes:554.63
20170309-0023587

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of March, 2017.

Notary Public
Commission Expires: 8.21.17

Address of New Owner	Send Tax Bills To:	Map & Parcel
JSJ17 Properties-3283 Hinkle Drive, LLC 5110 Heathrow Blvd. Brentwood, TN 37027	JSJ17 Properties-3283 Hinkle Drive, LLC 5110 Heathrow Blvd. Brentwood, TN 37027	080-08-0-186.00

WARRANTY DEED

FOR AND IN 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/WE,

Franklin Cannon, Jr. and Harold E. Cannon and Kenneth Cannon and Glenda Scales and Maggie Cannon and Marquita Wilson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JSJ17 Properties- 3283 Hinkle Drive, LLC., a limited liability company

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 the 13th Civil District of Davidson County, Tennessee, being Lot No. 159 on the plan of Bordeaux Hills, Section Four, of record in Book 3600, Page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 159 fronts 55 feet on the southerly margin of Hinkle Drive and runs back between lines, 91.45 feet on the westerly line and 119.17 feet on the easterly line, to a line in the rear on which it measures 62.58 feet.

BEING the same property conveyed to Franklin D. Cannon and wife, Nellie B. Cannon, by Warranty Deed dated 8/16/1973 and recorded 8/16/1973 from Evelyn Jean Spain, unmarried, of record in Book 4738, page 191, in the Register's Office for Davidson County, Tennessee; the said Nellie B. Cannon having since died, and being the same property further conveyed to Franklin Cannon, Jr., Harold E. Cannon, Kenneth Cannon, Glenda Cannon, Maggie Cannon and Marquita Phelps, reserving and granting a life estate unto Christabell Buchanan by Quitclaim Deed dated 10/4/2000 and recorded 10/5/2000 from Franklin Cannon, Sr. of record as Instrument No. 20001005-0098983 in the said Register's Office, as corrected by Deed of Correction dated 11/__/2001 and recorded 11/9/2001 in the said Register's Office; the said Franklin D. Cannon (aka Franklin Cannon, Sr.) having since died intestate on April 19, 2016.

The said Glenda Cannon is now known as Glenda Scales.

The said Marquita Phelps is now known as Marquita Wilson.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3283 Hinkle Drive, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of March, 2017.

Franklin Cannon, Jr.

Harold E. Cannon

Kenneth Cannon

Glenda Scales

Maggie Cannon

Marquita Wilson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Franklin Cannon, Jr. and Harold E. Cannon and Kenneth Cannon and Glenda Scales and Maggie Cannon and Marquita Wilson, with a life estate reserved in Franklin Cannon, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 3rd day of March, 2017.

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 11/20/18