WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20170030699 DEEDWARR
Recvd: 04/12/17 09:03 3 pgs
Fees: 18.00 Taxes: 1406.00

20170412-0035552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
William F. Fenn and Amber L. Fenn	New Owner	
(NAME) 6004 A CALIFORNIA AVE.	(NAME)	091024G00100CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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 **WILLIAM F. FENN AND AMBER L. FENN, HUSBAND AND WIFE,** 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:

SEE ATTACHED EXHIBIT "A"

Being part of 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 2nd day of May, 2016 in Instrument No. 20160502-0042715; part of Quit Claim Deed from Joan H. Bessire, married to Maurice E. Bessire, as recorded on the 15th day of September, 2015 in Instrument No. 20150915-0093616; part of Quitclaim Deed from Melissa Bessire to Frank E. Bessire and wife, Joan Bessire as recorded on the 19th day of February, 2014 in Instrument No. 20140219-0014313; part of Quitclaim Deed from Frank E. Bessire and wife, Joan Bessire to Melissa Bessire as recorded on the 6th day of November, 2012 in Instrument No. 20121106-0102425; part of Quitclaim Deed from Melissa Bessire to Frank E. Bessire and wife, Joan Bessire as recorded on the 24th day of July, 2012 in Instrument No. 20120724-0065048; part of Quitclaim Deed from Frank E. Bessire and wife, Joan Bessire to Melissa Bessire as recorded on the 13th day of February, 2012 in Instrument No. 20120213-0012577; part of Order recorded in Deed Book 8159, Page 329; part of Oder recorded in Deed Book 9089, Page 888 and part of Warranty Deed from Andrew L. Hedgepath to Frank E. Bessire et ux as recorded on the 17th day of May, 1984 in Deed Book 6293, Page 944, re-recorded in Deed Book 6424, Page 389, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6004 A CALIFORNIA AVE., 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 7th day of April, 2017

CANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: WHITE PINES BUILDING GROUP, LLC, 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 7th day of April, 2017.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A of 6004 CALIFORNIA COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6004 CALIFORNIA COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160502-0042766, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6004 CALIFORNIA COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160502-0042766, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.