LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires May 6, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$287,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2017.

Notary Public

My commission expires: 5/6/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kaitlyn Cannon and Robert Dell Cannon and Susan Cannon	City Bank Mortgage	**090 12 0 142.00**
6231 Henry Ford Drive	PO Box 2040	
Nashville, TN 37209	Lubbock, TX 79408	

BILL GARRETT, Davidson County
Trans: T20170046936 DEEDWARR
Recvd: 06/02/17 12:20 2 pgs
Fees: 13.00 Taxes: 1061.90
20170602-0055174

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,

TIMOTHY D. SWARTSELL AND CHARLOTTE R. SWARTSELL, HUSBAND AND WIFE

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

Kaitlyn Cannon, an unmarried woman and Robert Dell Cannon and Susan Cannon, husband and wife, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSONCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 192, as shown on the map entitled the Plan of Charlotte Park, Section III, of record in Book 2663, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TIMOTHY SWARTSELL AND VIRGINIA C. MCLEAN-SWARTSELL, HUSBAND AND WIFE, by deed from DORRIS D. BARNES, of record in Instrument No. 20050517-0055141, dated May 12, 2005, said Register's Office. See also Final Decree of Divorce in The Fourth Circuit Court of Davidson County at Nashville, Tennessee, TIMOTHY DEAN SWARTSELL V. VIRGINIA MCLEAN-SWARTSELL NOW KNOWN AS VIRGINIA CLAIRE MCLEAN, Docket No. 08-D-1554, a certified copy in Instrument No. 20130925-0100785, dated August 26, 2013. said Register's Office.
VIRGINIA CLAIRE MCLEAN conveyed all of her interest in the property being conveyed to Timothy D. Swartsell by Quitclaim Deed of record in Instrument No. 20170602-0055173, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 6231 Henry Ford Drive, Nashville, TN 37209.

The said Timothy D. Swartsell is now married to Charlotte R. Swartsell who joins in the conveyance of above referenced property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 31st day of May, 2017.

TIMOTHY D. SWARTSELL

CHARLOTTE R. SWARTSELL

State of Tennessee
County of Davidson

On this 31st day of May, 2017, before me personally appeared, **TIMOTHY D. SWARTSELL AND CHARLOTTE R. SWARTSELL, HUSBAND AND WIFE,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

