BILL GARRETT, Davidson County
Trans:T20170063526 DEEDWARR
Recvd: 07/25/17 09:57 2 pgs
Fees:13.00 Taxes:913.53
20170725-0074949

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of July, 2017, by and between Crystal L. Cannon and husband Riccardo Cannon and Dorothy P. Ewin and husband William Ewin, party of the first part, and Leslie C. Boehms, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 113 on the Final Plat of Abbington Park, Phase One, Section One, a Planned Unit Development, as of record in Instrument No. 20030328-0041019 and amended in Instrument No. 20060504-0052203, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Crystal L. Cannon and Dorothy P. Ewin by virtue of that certain Warranty Deed dated October 17, 2003, and being of record at Instrument No. 20031021-0155037 in the Register's Office of Davidson County, Tennessee.

Riccardo Cannon and William Ewin join in this conveyance to convey any marital rights that they may have in said 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(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record in said Register's Office; 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(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Crystal L. Cannon

Riccardo Cannon

Dorothy P. Ewin

William Ewin

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Crystal L. Cannon, Riccardo Cannon, Dorothy P. Ewin and William Ewin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of July, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9.25.19

Property Owner & Address:	Leslie C. Boehms 4048 Longfellow Dr. Nashville, TN 37214
Tax Parcel No	062020B02900CO
Property Address:	4048 Longfellow Dr. Nashville, TN 37214
MAIL TAX BILLS TO:	Franklin American Mortgage Company 6100 Tower Circle, Suite 600 Franklin, TN 37067

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $246,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of July, 2017.

Notary Public

SUE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

My Commission Expires:_____