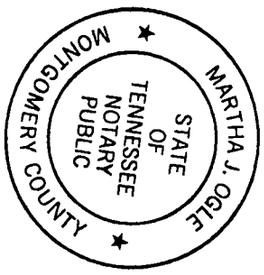
WARRANTY DEED



STATE OF ILLINOIS
COUNTY OF LOGAN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,115.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2017

Notary Public

MY COMMISSION EXPIRES: 5-10-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Carlos D. Hernandez	Carlos D Hernandez	151-1-A-155
(NAME)	(NAME)	
3128 Kennebeck Place	3773 WATERFORD WAY	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ANTIOCH, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171738

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, **MEGAN A. CANNON**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **CARLOS D. HERNANDEZ, AN UNMARRIED 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 155, on the plan of Chatham Pointe, which is of record in Plat Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Megan A. Babbs by Warranty Deed from Louis B. Davidson and wife, Valerie J. Davidson, dated April 26, 2013 and filed of record in Instrument No. 20130501-0043868, Register's Office for Davidson County, Tennessee.

Megan A. Babbs is now known as Megan A. Cannon. Megan A. Babbs Cannon, Megan A. Cannon, and Megan A. Babbs are all one and the same person.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 7358, Page 656, amended in Book 7538, Page 792, Book 7599, Page 812 and Book 8667, Page 381, By-Laws of record in Book 8679, Page 446, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3128 Kennebeck Place, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170067360 DEEDWARR
Recvd: 08/04/17 10:49 2 pgs
Fees:13.00 Taxes:788.53
20170804-0079817

Witness our hands this 26th day of July, 2017

Megan A. Cannon

Cory Cannon

STATE OF ILLINOIS)
COUNTY OF LOGAN)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Megan A.Cannon and Cory Cannon, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of July, 2017.

Notary Public
My Commission Expires: 5/18/2020

DOROTHY SUE BRUMMELL
Official Seal
Notary Public - State of Illinois
My Commission Expires May 18, 2020