Davidson County DEEDWARR
Recvd: 08/11/17 15:22 2 pgs
Fees:13.00 Taxes:407.00
**20170811-0082704**

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 11th day of August, 2017, by and between Veronica Mathers-Jones and Michael Lamont Cannon , party of the first part, and Yolanda Mcgee, married, 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:

Being Lot No. 40, Cumberland Gardens, Section V, as of record in Book 3300, Page 37, Register's Office for said County.

Said Lot No. 40 fronts 52.2 feet on the north side of Aspen Drive, and extends back 90 feet on the easterly line and 118.5 feet on the westerly line, to a dead line in the rear on which it measures 48.7 feet.

Being all or part of the same property conveyed to Jesse L. Mathers and Florence J. Mathers by virtue of that certain Warranty Deed dated November 27, 1962, and being of record at Book 3464, Page 459 in the Register's Office of Davidson County, Tennessee. Jesse L Mathers died December 17, 1989 leaving Florence J Mathers as the remaining tenant by the entirety.

Florence J Mathers died intestate on April 11, 2014 leaving two children Jesse Lee Mathers, Jr. and Veronica Mathers-Jones per Affidavit of Heirship of record at Instrument No. 20170811-0082703 in said Register's Office, Tennessee.

Jesse Lee Mathers Jr, died testate on February 25, 2017 leaving his son Michael Lamont Cannon per affidavit of heirship of record at Instrument No. 20170811-0082702 in said Register's Office, Tennessee.

Sellers warrant that this property has not been used as their primary residence.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 restrictions of record at Plat Book 3300, Page 37 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Veronica Mathers-Jones
Veronica Mathers-Jones

Michael Lamont Cannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Veronica Mathers-Jones and Michael Lamont Cannon, 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 11th day of August, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Yolanda Mcgee

184 Ashton Ave, Mt Juliet, TN 37122

Tax Parcel No 08106007600

Property Address: 2602 Aspen Dr.
Nashville, TN 37208

MAIL TAX BILLS TO: owner at owner's address

STATE OF TENNESSEE
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 $110,000.00 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 11th day of August, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-25-2019