Bill Garrett Davidson County
Batch# 21048 DEEDWARR
11/02/2017 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20171102-0112325

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 1-8-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bringht Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Cannon, Jr. and Alana Rose McQueen Cannon, husband and wife	William A. Cannon, Jr. and Alana Rose McQueen Cannon (NAME)	
2313 Cabin Hill Rd. (ADDRESS)	Same (ADDRESS)	073-11-0-088.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeremy Michael Rice, a single man and Barry Dale Rice, a single man, tenants in common with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William A. Cannon, Jr. and Alana Rose McQueen Cannon, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62 ON THE REVISED PLAN OF SUNSET VIEW, SECTION I, AS OF RECORD IN BOOK 2663, PAGES 27 AND 28, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPER

BEING THE SAME PROPERTY CONVEYED TO JEREMY MICHAEL RICE, A SINGLE MAN AND BARRY DALE RICE, A SINGLE MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM JANET LYNNE SADLER BARTON PIPPIN AND HUSBAND, DAVID PIPPIN, OF RECORD IN INSTRUMENT NO. 20150409-0031179, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BARRY DALE RICE EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JEREMY MICHAEL RICE, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 201711020112323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2313 Cabin Hill Road, Nashville, TN 37214
(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/our hand(s) this 31st day of October, 2017.

WARRANTY DEED
(Continued)

Jeremy Michael Rice by Barry Dale Rice, Attorney in Fact

Jeremy Michael Rice by Barry Dale Rice,
Attorney in Fact

Barry Dale Rice

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry Dale Rice, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of October, 2017, before me, a Notary Public, in and for said County and State, personally appeared Barry Dale Rice, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeremy Michael Rice, acknowledged that such person executed the same as the free act and deed of the said Jeremy Michael Rice.

Witness my hand and official seal, this the 31st day of October, 2017.

Notary Public

My commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

(Seal)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY