Bill Garrett Davidson County
Batch# 22050 DEEDWARR
11/03/2017 12:37:39 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20171103-0113180

WARRANTY DEED

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$625,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2017.

Notary Public

My commission expires: 1-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Benjamin H. Cannon**	Send Tax Bills To: Owner	Map-Parcel Numbers **Map 117-08-0 Parcel 128.00**
1508 Ferguson Avenue		
Nashville, TN 37212		

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,

Wilson James Hubbell and Jessica Gardner, husband and wife

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

Benjamin H. Cannon, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Subdivision Plat of 1508 Ferguson Avenue and 1510 Ferguson Avenue, as of record in Instrument No. 20170620-0061817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to Wilson James Hubbell, unmarried, by Deed dated December 10, 2004 from Larissa Lentile, unmarried, of record in Instrument No. 20041213-0147618, Register's Office for Davidson County, Tennessee.
Jessica Gardner, spouse of Wilson James Hubbell, joins in this conveyance.
The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20170620-0061817, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **1508 Ferguson Avenue, Nashville, TN 37212**

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 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 **2nd** day of **November, 2017.**

Wilson James Hubbell

Jessica Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Wilson James Hubbell and Jessica Gardner,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **November, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.