WARRANTY DEED

Bill Garrett Davidson County
Batch# 35638 DEEDWARR
12/11/2017 09:47:23 AM 2 pgs
Fees: $13.00 Taxes: $987.90

20171211-0125746

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,000.00

Brian Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF DECEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4170B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Zachary Morris and Amber Canter	NEW OWNER	044-15-0-192.00
904 Jones Street		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALISON CANNON AND NICOLE POLLARD, AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMBER CANTER AND ZACHARY MORRIS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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. 230 on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alison Cannon, an unmarried woman by Warranty deed from Misty L. Adfield, an unmarried woman of record in Instrument No. 20140703-0058660 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 03, 2014. (Value of consideration shown in aforementioned deed $183,000.00.)

Being the same property conveyed to Alison Cannon and Nicole Pollard, as joint tenants with full right of survivorship by Quitclaim deed from Alison Cannon, an unmarried woman of record in Instrument No. 20141031-0100377 Register's Office for Davidson County, Tennessee, dated July 21, 2014 and recorded on October 31, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 904 Jones Street, Old Hickory, TN 37138

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 in 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 hand on the 6th day of December, 2017.

Alison Cannon

Nicole Pollard

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, ALISON CANNON AND NICOLE POLLARD, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of December, 2017.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-4170B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-VEB-17904