WARRANTY DEED

Bill Garrett Davidson County
Batch# 45201 DEEDWARR
01/08/2018 09:36:45 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20180108-0002070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

M. CORRIVEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte21, LLC	New Owner	
(NAME)	(NAME)	
346 21st Ave. N		09211031900
(ADDRESS)	(ADDRESS)	
Nashville,, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **DAVID F. CANNON AND TOBY G. CANNON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLOTTE21, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Being part of Lot No. 114 of part of Block No. 9 of Division "B" in the Plan of the Murphy Land Company of record in Book 161, Page 126, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the point of intersection of the Southerly margin of Charlotte Avenue, as widened, and the Westerly margin of an alley, said alley lying west of Arena Avenue; thence with the Southerly margin of Charlotte Avenue, as widened, Westwardly 114.6 feet to the beginning of a curve to the left; thence with said curve, having a radius of 25.0 feet, a distance of 46.2 feet to a point in the Easterly margin of 21st Avenue, North; thence with the margin of same, Southwardly 33.33 feet to a point; thence leaving said margin, Eastwardly 170.0 feet to a point in the Westerly margin of the aforesaid alley; thence with the margin of said alley, Northwardly 18.85 feet to the point of beginning.

Being the same property conveyed to David F. Cannon and Toby G. Cannon, husband and wife by Quitclaim Deed from Charlotte 21, Inc., a Tennessee corporation, recorded on the 8th day of September, 2011 in Instrument No. 20110908-0069484, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 346 21st Ave. N, Nashville,, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1328

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 hand this 5 day of JANUARY, 2018

DAVID F. CANNON

TOBY G. CANNON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David F. Cannon and Toby G. Cannon, the bargainors, 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 5 day of January, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public