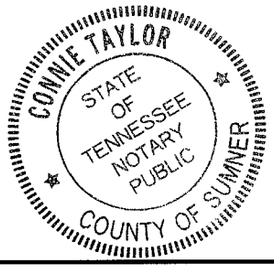
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher William Brim	LOANDEPOT	126150A21000CO
(NAME)	(NAME)	
8317 Trading Post Court	4800 NORTH SCOTTSDALE ROAD SUITE 3800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SCOTTSDALE, AZ 85251	
(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, **John R. Cannon, Patrick A. Cannon, Christopher W. Cannon, John Auston Cannon and Elizabeth Grace Cannon, Heirs at Law of Thomas E. Cannon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER WILLIAM BRIM AND JESSICA R. BRIM, HUSBAND AND WIFE**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 194 on the plan of Section Four, Boone Trace at Biltmore of record in Book 9700, Page 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas E. Cannon and wife, Carol A. Cannon by deed from Fox Ridge Homes, Inc. f/k/a NVR Fox Ridge, Inc. dated February 25, 2000. The said Carol A. Cannon died July 10, 2014 leaving her husband, Thomas E. Cannon as the surviving tenant by the entirety. Thomas E. Cannon died intestate on November 28, 2017 leaving the Grantors Elizabeth Grace Cannon (niece), John R. Cannon, Jr., (brother), John Auston Cannon (nephew), Patrick Auston Cannon (brother) and Christopher Walter Cannon (brother) as his sole heirs at law as evidenced by Affidavits of Heirship filed of record in Instrument No. 20180123-0006966 and Instrument No. ___201804160035270_____ , Register's Office for said County.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 8317 Trading Post Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 80916 DEEDWARR
04/16/2018 09:00:30 AM 4 pgs
Fees: $23.00 Taxes: $839.90
20180416-0035273

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 our hands this 29 day of March, 2018.

JOHN R. CANNON, PATRICK A. CANNON, CHRISTOPHER W. CANNON, JOHN AUSTON CANNON AND ELIZABETH GRACE CANNON, HEIRS AT LAW OF THOMAS E. CANNON

John R. Cannon
Heir-at-Law

Christopher Walter Cannon
Heir-at-Law

Patrick Auston Cannon
Heir-at-Law

Elizabeth Grace Cannon by Christopher Cannon, Attorney in Fact
Elizabeth Grace Cannon
Heir-at-Law
By: Christopher Walter Cannon, Attorney in Fact

John Auston Cannon by Christopher Cannon, Attorney in Fact
John Auston Cannon
Heir-at-Law
By: Christopher Walter Cannon, Attorney in Fact

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Walter Cannon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Elizabeth Grace Cannon and John Auston Cannon and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 29 day of March, 2018.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Notary Public
My Commission Expires: 5-6-19

State of TENNESSEE
County of Davidson

On this 29 day of March, 2018, before me, a Notary public in and for said County and State, personally appeared Christopher Walter Cannon and Patrick Auston Cannon, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Notary Public
My Commission Expires: 5-6-19

201804160035273

State of Tennessee
County of Shelby

On this 21 day of March, 2018, before me, a Notary public in and for said County and State, personally appeared John R. Cannon, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: 4/15/20



True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021



Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212