Karen Johnson Davidson County
Batch# 192705 DEEDWARR
02/07/2019 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20190207-0011597

WARRANTY DEED

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Affiant

30th Subscribed and sworn to before me this day of **January 2019.**

Notary Public
My Commission expires: 3/3/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Cobb Law Group, L.P., Anthony Adewumi, Esq. 1994 Gallatin Pike N. Suite 315, Madison TN, 37115

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rehab Wizard, LLC	**New Owner**	**042-15-0-058.00**
328 E. Marthona Road	132 Generals Retreat Place	
Madison, TN 37115	Franklin, TN 37064	

FOR AND IN 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 ACKNOWLEDGE, WE,

Holly Marie Cannon-Hesse and Nathan D. Cannon, and Holly Marie Cannon-Hesse, Administratrix of the Estate of Patricia Burroughs Cannon,

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

Rehab Wizard, LLC,

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 152 TO 155, BOTH INCLUSIVE, OF BLOCK "B", ON THE PLAN OF MARTHONA, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST MARGIN OF EZELL ROAD EAST, AT THE CORNER OF LOTS 151 AND 152, SAID POINT BEING 650 FEET NORTH FROM THE NORTH MARGIN OF EZELL ROAD SOUTH; THENCE WITH THE LINE BETWEEN SAID LOTS 151 AND 152, WESTERLY 422.5 FEET TO A POINT; THENCE NORTHERLY 100 FEET TO THE CORNER OF LOTS 155 AND 156; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 422.5 FEET TO THE WEST MARGIN OF EZELL ROAD EAST; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ALTON H. BURROUGHS AND WIFE, LUCINDA D. BURROUGHS, BY DEED FROM E.D. BURROUGHS AND WIFE, JIMMIE D. BURROUGHS, OF RECORD IN BOOK 89, PAGE 588, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALTON H. BURROUGHS PREDECEASED LUCINDA D. BURROUGHS, LEAVING HER AS SURVIVING TENANT BY THE ENTIRETY. LUCINDA D. BURROUGHS DIED TESTATE ON 01/11/1994. BY ORDER TO MUNIMENT TITLE WITHOUT FORMAL ADMINISTRATION IN THE MATTER OF THE ESTATE OF LUCINDA D. BURROUGHS, ENTERED 05/26/2017, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, HOLLY M. CANNON-HESSE, NATHAN D. CANNON, AND PATRICIA BURROUGHS CANNON WERE GRANTED VESTED INTERESTS IN THE REAL PROPERTY OF THE ESTATE OF LUCINDA D. BURROUGHS IN FEE SIMPLE ABSOLUTE.

PATRICIA BURROUGHS CANNON PREDECEASED HOLLY M. CANNON-HESSE AND NATHAN D. CANNON. PATRICIA BURROUGHS CANNON DIED INTESTATE ON 02/08/2017. HOLLY M. CANNON-HESSE, NATHAN D. CANNON, AND THE ESTATE OF PATRICIA BURROUGHS CANNON ARE TENANTS IN COMMON OF THE REAL PROPERTY OF THE ESTATE OF LUCINDA D. BURROUGHS. BY ORDER OF INTESTATE ADMINISTRATION, ENTERED 05/19/2017, HOLLY M. CANNON-HESSE WAS APPOINTED ADMINISTRATRIX OF THE ESTATE OF PATRICIA CANNON BURROUGHS.

This is improved (__X__) unimproved (_____) property known as 328 E. Marthona Road, Madison, TN 37115.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the GRANTEE, its heirs, successors, and assigns in fee simple forever; and we do covenant and give the aforesaid real estate, together with all rights therein, to the said GRANTEE, and we further covenant with the said GRANTEE 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 GRANTEE, its heirs and assigns, against the lawful claims of all persons whomever.

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 30, day of January, 2019.

Holly Cannon-Hesse
HOLLY M. CANNON-HESSE

Nathan D. Cannon by James W. Cobb, as attorney in fact
NATHAN D. CANNON, by James W. Cobb, as attorney in fact

Holly Cannon-Hesse, Administratrix of the Estate of Patricia Burroughs Cannon
HOLLY M. CANNON-HESSE, as Administratrix of the Estate of Patricia Burroughs Cannon

STATE OF TENNESSEE
COUNTY OF Davidson)

Before me, a Notary Public in and for said County and State, the within named Holly M. Cannon-Hesse and Nathan D. Cannon by James W. Cobb, attorney in fact, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 30th day of January, 2019.

My commission expires 09-07-2021

Kaleigh R Thacker
Notary Public

KALEIGH ROSE THACKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

True Copy Certification

I, James Cobb, 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 Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb 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: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY