WARRANTY DEED

Karen Johnson Davidson County
Batch# 252983 DEEDWARR
07/05/2019 09:28:26 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20190705-0065585

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF JULY, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Theodore Germanos and Kamel Germanos	Loandepot.com	091 05 0N 002.00
(NAME)	(NAME)	
634B Vernon Avenue	PO Box 5710	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Chicago, IL 60680	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Christopher Cannon and Elizabeth P. Cannon, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Theodore Germanos, an unmarried man and Kamel Germanos, a married man, as joint tenants with right of survivorship**, 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 Unit B, on the Plan of 634 Vernon Avenue Townhomes, appearing on Exhibit "C" of the Declaration of Covenants, Condition, and Restrictions for 634 Vernon Avenue Townhomes of record in Instrument No. 20160427-0041085 amended as Instrument No. 20160906-0093337; Instrument No. 20160920-0098930 and in Instrument No. 20160922-0099888, 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 a portion of the same property conveyed to Anthony E. Ewing, unmarried by Warranty Deed from Billy D. Willeby, unmarried dated November 03, 2015 and recorded November 05, 2015 as Instrument No. 20151105-0112660, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ewing Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Anthony E. Ewing, unmarried dated April 26, 2016 and recorded April 27, 2016 as Instrument No. 20160427-0041084, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Christopher Cannon and Elizabeth P. Cannon, husband and wife by Warranty Deed from Ewing Holdings LLC, a Tennessee Limited Liability Company dated August 25, 2017 and recorded August 30, 2017 as Instrument No. 20170830-0089320, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 634B Vernon Avenue, Nashville, TN 37209

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 2nd day of July, 2019

Christopher Cannon

Elizabeth P. Cannon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christopher Cannon and Elizabeth P. Cannon, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-1905595SSO