3

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 2020.

Notary Public
COMMISSION EXPIRES: 01.08.2024

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 440048 **DEEDWARR**
07/17/2020 12:52:04 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20200717-0078861

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Paul Cerone	Owner	104-09-0G-003.00-CO
(NAME) 106 West End Place	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **Mark Charles Cannon and Shauna Whitehead, the heirs-at-law of Theresa Cannon, formerly known as Theresa Strong, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Paul Cerone, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Unit No, 3, together with the appurtenant interest in the common elements of West End Place, formerly Park Circle Condominiums, a horizontal property regime established by Master Deed, of record in Book 6809, pages 569 thru 640, amended in Book 9992, page 744, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Theresa Cannon, previously known as Theresa Strong, by Deed dated May 31, 2002 from Meredith L. Fidler, recorded June 4, 2002, in Instrument Number 200206040067606, in the Official Records of Davidson County, Tennessee. The said Theresa Cannon has since died intestate on August 31, 2019, leaving her husband, Mark Charles Cannon, and her daughter, Shauna Whitehead, the Grantors herein, as her sole heirs at law. See Affidavit of Heirship of record in Book * , Page _____, and Book ** , Page _____, in the Register's Office for Davidson County, Tennessee. * 20200717-0078859

** 20200717-0078860

This conveyance is subject to al 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.

This is Improved property, known as 106 West End Place (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37205 (Postal Zip)

File No.: 2746-20
Warranty Deed Individual LES rev. 09-2018

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, successors 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, successors 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 10 day of July, 2020.

Mark Charles Cannon

Shauna Whitehead

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Mark Charles Cannon and Shauna Whitehead, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 10 day of July, 2020.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE