WARRANTY DEED

Return To:
ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-22-04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE Williamson County, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Bussey	Avalon Financial Group, LLC	52-12-55
(NAME)	(NAME)	
1225 Neelys Bend Road	4544 Harding Road Ste. 211	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37205	
(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, Jeff Cantrell and wife, Tina Cantrell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Bussey, married, 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 Lot No. 3 on the Plan of Schoolside Heights, as of record in Book 3700, Page 38, Register's Office for Davidson County, Tennessee, and described as follows: Said Lot No. 3 fronts 96 feet on the northeasterly side of Neely's Bend Road, and extends back 146 feet on the northwesterly line and 91 feet on the southeasterly line to a dead line, measuring 111.1 feet thereon.

BEING the same property conveyed to Jeff Cantrell and wife, Tina Cantrell by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington DC, of record in Instrument No. 20001218-0123955, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1225 Neelys Bend Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of March, 2003.

Jeff Cantrell

Tina Cantrell

Davidson County DEEDWARR
Recvd: 03/28/03 09:53 2pgs
Fees:13.00 Taxes:529.10

20030328-0040713

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of March, 2003, before me, the undersigned office, a Notary Public in said County and State, personally appeared Don Smith, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Jeff Cantrell and wife, Tina Cantrell, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2003.

Commission expires: May 28, 2006

Patricia D. Cavitt Notary Public

