File No. 260200879

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/06 11:13 2 pgs
Fees:13.00 Taxes:513.12
20060316-0030469

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,680.00

Jerry W. Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2006.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry W. Cantrell | First Franklin A Division of National City Bank of Indiana | 025<br>081.00 |
| (NAME)<br>117 Connor Drive | (NAME)<br>320 Seven Springs Way, Ste. 200 | |
| (ADDRESS)<br>Goodlettsville, Tennessee 37072 | (ADDRESS)<br>Brentwood, Tennessee 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Earl Boyles, Jr., unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Cantrell, Jr. and wife, Candace W. Cantrell, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 21B, on the Plan of Ranchwood Estates, Section Two,as of record in Book 3600, Page 67, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Earl Boyles, Jr., unmarried, by Warranty Deed dated December 29, 1998, of record in Book 11277, Page 79, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters shown on the plan of record in Plat Book 3600, Page 67, all in the Register's Office for Davidson County, Tennessee.

Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.

Restrictive covenants as of record in Book 3797, Page 290, said Register's Office.

TVA easement as per plat, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 117 Connor Drive, Goodlettsville, TN 37072
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 10th day of March, 2006.

Earl Boyles Jr.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Earl Boyles Jr., unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of March, 2006.

Commission expires: November 22, 2008

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kim Gillespie

Kim Gillespie Notary Public

**File Number: 260200879**

**RETURN TO:**

Southern Title Services
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Gallatin, TN 37066