WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/06 11:05 2 pgs
Fees:13.00 Taxes:938.32
20060710-0082324

KELLY A. GADKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$253,000.00~~ $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley D. Cantrell	Countrywide Home Loans	126-16A-178
(NAME) 305 Goldenrod Court	(NAME) P.O. Box 660694	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Dallas, TX 75266-0694	
(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, Hope L. Gatlin and husband, Matthew S. Gatlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley D. Cantrell, 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. 72 on the Plan of Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2, a planned Unit Development, as of record under Instrument No. 20021022-0129510, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Hope L. Gatlin and husband, Matthew S. Gatlin, by Warranty Deed dated August 29, 2003 from Turnberry Homes LLC., a Tennessee limited liability company of record in Instrument No. 20030904-0128401, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 305 Goldenrod Ct., Nashville, TN 37221

(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 7th day of July, 2006.

Hope L. Gatlin

Matthew S. Gatlin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hope L. Gatlin and Matthew S. Gatlin, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of July, 2006.

Commission expires: 11/14/09

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 11/14/2009
DAVIDSON COUNTY

Notary Public