File No. 280700865

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: April 12005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/20/08 11:11 3 pgs
Fees:18.00 Taxes:721.50
20080820-0085524

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Cantrell	SunTrust Mortgage, Inc.	
(NAME) 6015 Clarksville Pike	(NAME) 401 Commerce Street	MAP/PARCEL 021-00-0-167.00
(ADDRESS) Joelton, TN 37080	(ADDRESS) Nashville, TN 37219	
(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, **WE, Kenneth E. Anderson and wife, Pamela E. Anderson**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Benjamin Cantrell, a married man and Wife, Sheba Cantrell**, hereinafter called the grantee(s), 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 Tract No. 2 on the Map of C.L. Parker's Property shown on a survey by C.J. Carney, Surveyor, dated July 23, 1955, and described as follows: Beginning at a point in the west margin of Clarksville Highway, being Highway No. 112, at the corner of Tract No. 1 and No. 2 said point being 240 feet north of the center line of old road; thence with the line between Tracts No. 1 and No. 2, North 88°, 30 min. West 400 feet to a point in the east margin of the Koltz Property; thence with the line of Koltz's property, North 1°, 30 min. East 205 feet to a corner of Tract No. 3; thence with the line between Tracts No. 2 and No. 3, South 88°, 30 min. East 472 feet to the west margin of said Highway; thence with the margin of the same, South 19°, 30 min. West 220 feet to the point of beginning, containing 2.07 acres, more or less.

Being the same property conveyed to Kenneth E. Anderson and wife, Pamela E. Anderson by Deed dated 12/21/1973 from M.N. Ennis and Wife, Christine Marie Ennis of record in Deed Book 4775, page 104, recorded 12/21/1973, Register's Office for said County.

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

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 6015 Clarksville Pike, Joelton, TN 37080
(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), 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), 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 18th day of August, 2008.

Kenneth E. Anderson

Pamela E. Anderson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kenneth E. Anderson and wife, Pamela E. Anderson, 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 Mt Juliet, Tennessee, this 8/18/2008.

My Commission Expires: April 7 2009

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO.

File Number: 280700865

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

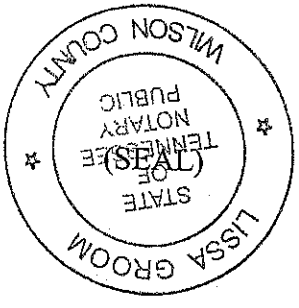
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 12/30/2008

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