290400375

WARRANTY DEED

Mandy Alsup State of Tennessee Notary Public Wilson Co.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,950.00

Tammy Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2009.

Mandy Alsup
Notary Public

MY COMMISSION EXPIRES: 5-14-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher D. Cantrell	Guaranty Trust Company	150-4-101
(NAME)	(NAME)	
3517 Shakertown RD.	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, TN 37129	
(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, Randolph L. Lowry and wife, Marilyn E. Lowry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristopher D. Cantrell and wife, Cynthia A. 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. 398 on the Plan of The Country, Section 8 2nd Revision of record in Plat Book 6250, Pages 912 and 913, Register's Office for said County, Tennessee, to which reference is hereby madefor a more complete description.

Being the same property conveyed to Randolph L. Lowry and wife, Marilyn E. Lowry, by deed of record in Book 10152, Page 744 and re-recorded in Book 10164, Page 302, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Randolph L. Lowry by Marilyn E. Lowry as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090507-0042125, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3517 Shakertown Road, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 05/07/09 12:23 3 pgs
Fees:18.00 Taxes:617.72
20090507-0042126

Witness our hands this 5th day of May, 2009.

Randolph L Lowry by Marilyn E Lowry

Randolph L. Lowry by Marilyn E. Lowry his attorney in fact

Marilyn E Lowry

Marilyn E. Lowry

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 Marilyn E. Lowry 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 purpose therein contained.

On this the 5th day of May, 2009, before me personally appeared Marilyn E. Lowry, the person who executed the foregoing instrument on behalf of Randolph L. Lowry and who acknowledged that she executed the same as the free act and deed of the said Randolph L. Lowry, through Power of Attorney granted she by the said Randolph L. Lowry.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2009.

Commission expires:

Notary Public

Notary Public
My Comm. Exp.
03/20/2010
State of
TENNESSEE
Davidson County

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of Tennessee
County of Wilson

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

Mandy
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.