Boy 36
24017

WARRANTY DEED

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 5560 Franklin Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher M. Cantrell	SAME AS NEW OWNER	~~19-014.00~~
(NAME)	(NAME)	
3632 Stagner Road		014-00-0-194.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37208		
(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, Georgie Stafford and Mary L. Canada, both unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher M. 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: *Unmarried

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Subdivision of The Walter A. Keeler, Sr. Property, of record in Book 6050, Page 357, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Georgie Stafford and Mary L. Canada, both unmarried, as joint tenants with rights of survivorship, by Deed from Leonard O. Keeler and wife, Mary E. Keeler, of record in Book 9361, Page 549, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 3632 Stagner Road, Joelton, TN 37208

(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 22nd day of July, 2009.

Georgie Stafford

Georgie Stafford

Mary L Canada

Mary L. Canada

BILL GARRETT, Davidson County
Trans: T20090051538 DEEDWARR
Recvd: 07/30/09 13:26 2 pgs
Fees: 13.00 Taxes: 499.50

20090730-0071427

STATE OF Arizona

COUNTY OF Maricopa

On this 22nd day of July, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Georgie Stafford and Mary L. Canada**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
4.9.2012

Notary Public,

ANDREA M. CARDENAS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
April 9, 2012