File No. 210040311

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,792.23

Cynthia A Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2010.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/01/10 13:55 3 pgs
Fees:18.00 Taxes:509.83
20100701-0051667

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher D. Cantrell	Guaranty Trust	MAP 07500002300
(NAME)	(NAME)	
4239 Hermitage Road	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(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, Dean A. Beach and wife, Melody L. Beach**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kristopher D. Cantrell and Cynthia A. Cantrell, husband and wife**, 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:

TRACT 1: A tract of land in the 4th Civil District of Davidson. County, Tennessee, being a part of the tract of 68.8 acres, more or less, formerly owned by the Cowgill Estate, a plan of which is of record in Book 421, page 137, Register's Office for said County, being east of and adjoining Tract No. 6 on the survey made by John H. Perry, Surveyor, for Wilson County, Tennessee, October 19, 1949, described as follows:

Beginning at an iron pin at J. C. Lorance's northeast corner where a line running south 89 degrees and 30 minutes east crosses a line running south no degrees and 45 minutes west; thence east 25 feet on a line running south 89 degrees and 30 minutes east to an iron pin; thence north 200 feet on a line running south no degrees and 30 minutes west to an iron pin; thence west 24.5 feet on a line running south 89 degrees and 30 minutes east; thence 200 feet south on a line, running south no degrees and 45 minutes west to the beginning.

TRACT 2: Being a tract of land in the 4th Civil District of said county, being a part of the tract of 68.8 acres, more or less, formerly owned by the Cowgill Estate, a plan of which is of record, Book No. 421, page 137, Register's office for said County, being Tract No. 6 on the survey made by John E. Perry, Surveyor, for Wilson County, Tennessee October 19, 1949, described as follows:

Beginning on a cross in the Hadley's Bend Road at J. C. Lorance's northwest corner and runs south 89 1/2 degrees east passing over an iron pin in the old fence row on the east side of said road 18 feet north of Hackberry tree 277 feet to an iron pin, Lorance's northeast corner; thence north 3/4 degrees east 200 feet to an iron pin, the northeast corner of this lot; thence north 89 1/2 degrees west 275.6 feet passing over an iron pin in the fence row on the east side of said road, 5.3 feet south of the center of a Hackberry tree to a point in the center of said road; thence south 1 3/4 degrees west 200 feet to the beginning.

Being the same property conveyed to Dean A. Beach and wife, Melody L. Beach by Deed from John D. Brummett, dated 08/26/2005 and filed for record on 08/30/2005 in Instrument 20050830-0103865, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 421, Page 137, 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 4239 Hermitage Road, Old Hickory, TN 37138

(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 hands this 29th day of June, 2010.

Dean A. Beach

Melody L. Beach

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Dean A. Beach and wife, Melody L. Beach the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of June, 2010.

Commission expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210040311

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: September 2, 2013

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