WARRANTY DEED

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES November 7, 2011

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **August, 2011**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Thomason and Lacey Thomason	Wilson Bank and Trust	~~MJLT11-2509~~
(NAME) 3124 Lake Drive	(NAME) 1436 West Main Street	086140B07100 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lebanon, TN, 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Melissa A. Cantrell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James C. Thomason and Lacey Thomason**, husband and wife 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as: Being Lot 109 on the Plan of Fleetwood Subdivision, Phase One, as shown on plat of Record in Book 6900, Page 465, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Melissa A. Cantrell by Quitclaim Deed from Jeremy A. Cantrell dated September 12, 2007 of record in Instrument Number 20080220-0016695, Register's Office of Davidson County, Tennessee. Previously, being the same property conveyed to Jeremy A. Cantrell and Melissa A. Cantrell, husband and wife, by Warranty Deed from Russell C. Doyle an Alaina D. Hampton Doyle dated March 31, 1999 of record in Book 9036, page 477, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3124 Lake Drive, Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20110056708 DEEDWARR
Recvd: 09/13/11 10:46 2 pgs
Fees:13.00 Taxes:617.90

20110913-0070936

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, has 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 **30th** day of **August, 2011**

Melissa A. Cantrell

Melissa A. Cantrell

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Melissa A. Cantrell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **August, 2011**

TADATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tadatha Edwards

Notary Public

My commission expires: MY COMMISSION EXPIRES November 7, 2011