WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES:

EMMER DUNN
(AFFIX SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

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
William Furman	New owner	116130d00100co
(NAME) 248 Cargile Lane	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, Legina Chaudoin, Trutsee of The 248 Cargiile Trust dated 11/11/2010, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Furman and Mary T Cronin-Furman 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:

Lot Number 1, on the plan of Jocelyn Manor, Second Revision, Revised Plat, of record in Book 6900, page 180, Register's Office for Davidson County, Tennessee.

Said Lot Number 1 fronts 44.60 feet on the southerly margin of Cargile Lane and extends back 206.42 feet on the broken Northeasterly line and 235.49 feet on the broken Southwesterly line to a broken line in the rear, measuring 106.88 feet thereon.

Being the same property conveyed to Legina Chaudoin Trustee of THE 248 Cargile Trust dated 11/11/2010, by deed of record in Instrument No. 20101203-0096420, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 248 Cargile Lane, Nashville, TN 37205
(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.

BILL GARRETT, Davidson County
Trans:T20120017664 DEEDWARR
Recvd: 03/09/12 14:01 2 pgs
Fees:13.00 Taxes:2627.00
20120309-0020829

Witness my hand this 7th day of March, 2012.

Legina Chaudoin, Trutsee of The 248 Cargile Trust
dated 11/11/2010

By Legina Chaudoin Trustee of The 248 Cargile Trust
Legina Chaudoin, Trutsee of The 248 Cargile Trust
dated 11/11/2010

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of March 2012, before me, personally appeared Legina Chaudoin as Trustee of the 248 Cargile Trust dated 11/11/2010, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed/ *

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2012.

Commission expires:

Notary Public

MY COMMISSION EXPIRES JANUARY 09, 2016

JENNIFER HUTZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

* and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the 248 Cargile Land Trust, the maker or a constituent of the maker and as Trustee is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.