WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120048410 DEEDWARR
Recvd: 07/02/12 09:44 2 pgs
Fees:13.00 Taxes:1091.50
20120702-0057697

State of Tennessee)
County of Williamson)

G#24070-2

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2012.

Notary Public

My commission expires: 3.21.2016
(AFFIX SEAL)

KRISTIN SELPH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey R. Cantwell and Carrolyn W. Cantwell	Regions Bank d/b/a Regions Mortg	14705020300
4920 Danby Drive	2050 Parkway Office Circle	
Nashville, TN 37211	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William E. Donlon and wife, Nancy C. Donlon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey R. Cantwell and Carrolyn W. Cantwell, 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:

LAND in Davidson County, Tennessee, being Lot No. 59 on the Plan of Caldwell Country Estates, Section One, as of record in Book 2663, Pages 68 and 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William E. Donlon and wife, Nancy C. Donlon, by Warranty Deed dated August 1, 1986, from Dorothy H. Lovelace, a widow, of record in Book 6952, Page 279, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; all matters shown on the Plan of record in Book 2663, Pages 68 and 69, said Register's Office; and, taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved property, known as: **4920 Danby Drive, Nashville, TN 37211**.

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 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 my/our hand(s) this **27th** day of **June, 2012.**

Willie E. Donlon

William E. Donlon

Nancy C Donlon

Nancy C. Donlon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William E. Donlon and wife, Nancy C. Donlon,** the within named sellers, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **June, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY