WARRANTY DEED

R-PP-12-1603

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Alan Cantrell	Ark-La-Tex Financial Services, LLC	
1603 Branch St. (ADDRESS)	(NAME) 5160 Tennyson Pkwy Suite 2000 W (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Plano,TX 75024 (CITY) (STATE) (ZIP)	072-15-0-160.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GOOD NEIGHBOR PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRAD ALAN CANTRELL, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 34 ON THE PLAN OF PORTER ROAD SUBDIVISION OF LOT NOS. 2 TO 7 INCLUSIVE ON SHINKLE'S SUBDIVISION OF RECORD IN PLAT BOOK 843, PAGE 38, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GOOD NEIGHBOR PROPERTIES, LLC BY DEED FROM REGIONS BANK OF RECORD AT INSTRUMENT NO. 20120827-0077082, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 23, 2012 AND RECORDED ON AUGUST 27, 2012.

BEING THE SAME PROPERTY CONVEYED TO REGIONS BANK BY TRUSTEE'S DEED FROM SAM J. MCALLESTER, III, SUBSTITUTE TRUSTEE OF RECORD AT INSTRUMENT NO. 20120709-0060296, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 9, 2012 AND RECORDED ON JULY 9, 2012.

BEING THE SAME PROPERTY CONVEYED TO OWSLEY BUCHANAN AND WIFE, JANIES. BUCHANAN BY DEED FROM MOREAU P. ESTES AND WIFE, BERTHA L. ESTES OF RECORD IN BOOK 1808, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 18, 1950 AND RECORDED ON FEBRUARY 25, 1950.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 843, PAGE 38; BOOK 4113, PAGE 672; INSTRUMENT NUMBER 20121108-0103425, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1603 Branch St., Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20130003853 DEEDWARR
Recvd: 01/15/13 09:12 2 pgs
Fees:13.00 Taxes:488.40
20130115-0004567

Witness my/our hand(s) this 10th day of January, 2013.

Good Neighbor Properties, LLC

Laura J. Amaral, Member

Justin M. Amaral, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Laura J. Amaral and Justin M. Amaral, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members of Good Neighbor Properties, LLC, the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10 day of January, 2013.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903