Box 29

BILL GARRETT, Davidson County
Trans:T20130070589 DEEDWARR
Recvd: 08/15/13 15:44 2 pgs
Fees:13.00 Taxes:277.50
20130815-0086099

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE 18886
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Angela Cousens
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 2013.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Angela Michelle Cousens	Send Tax Bills To: New Owners
(Name) 3718 Bakertown Road	(Name)
(Street Address or Route Number) Nashville, TN 37211	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 14806012300

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, Luther E. Cantrell, Jr. married, and Hattie M. Cantrell, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela Michelle Cousens and Richard Jeffrey Laude, wife and husband 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. 17 on the Plan of Mangum Heights Subdivision, of record in Book 2330, page 147, Register's Office for said County.

Said Lot No. 17 fronts 70 feet on the northeasterly margin of Bakertown Road and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Luther E. Cantrell, Jr. and Hattie M. Cantrell, as tenants in common, by deed from Patricia Mitchell (now Cantrell) and husband, Luther E. Cantrell, III, dated October 31, 1999, and filed of record in Book 11723, page 801, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covnenats filed in Book 2334, page 427 and all matters as shown on the recorded plat.

The above described property has not been used as a residence of either of the Grantors.

This is improved property known as 3718 Bakertown Road, 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 GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 9th day of August, 2013.

Seller

Luther E. Cantrell, Jr.

Hattie M. Cantrell

Hattie M. Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Luther E. Cantrell, Jr. and Hattie M. Cantrell, the bargainors, 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, TN, this 9th day of August, 2013.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014