Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2014.

Notary Public
My commission expires: 12-27-15

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMM. EXP. 12/27/15

06-1401-75468

Address of New Owner:	Send Tax Bills to:	Tax Information
Shirley D. Cantrell	Suntrust Mortgage Inc.	136-10-0-069.00
324 Clearlake Dr. W.	901 Semmes Ave	
Nashville TN 37217	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harold P. Bone**, a widower hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shirley D. Cantrell**, unmarried hereinafter called the Grantees, their successors 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. 454, on the Plan of Priest Lake Park, Section 7-A (erroneously referenced in prior deed as Section 7), of record in Book 5200, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold P. Bone and wife, Katherine G. Bone by deed from Philhall Corporation, dated May 12, 1982, recorded May 13, 1982, of record in Book 5885, Page 849, Register's Office for Davidson County, Tennessee. Katherine G. Bone having since died July 30, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **324 Clearlake Dr. W., Nashville, TN 37217**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20140014672 DEEDWARR
Recvd: 03/04/14 11:16 2 pgs
Fees:13.00 Taxes:703.00
20140304-0018012

WITNESS my hand this 28th day of February, 2014.

Harold P. Bone

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold P. Bone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of February, 2014.

Notary Public
State of Tennessee at Large

My Commission expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM EXP 12/27/15