BILL GARRETT, Davidson County
Trans:T20140072592 DEEDWARR
Recvd: 09/29/14 08:34 2 pgs
Fees:13.00 Taxes:475.45
20140929-0089091

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$128,500.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|18th DAY OF September, 2014.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Frith 4852 Everest Drive Old Hickory, TN 37138	Franklin American Mortgage Company 501 Corporate Centre Dr, Suite 400 Franklin, TN 37067	065.09-0-043.00

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, we,

Thomas B. Cantwell and wife, Brenda L. Cantwell

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Katherine Frith, an unmarried woman

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. 77 on the Plan of Sherwood Forest, Section III, which is of record in Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Thomas B. Cantwell and wife, Brenda L. Cantwell by Deed from David L. Johnson and wife, M. Violet Johnson dated December 10, 2004 of record in Instrument Number 20041228-0153231, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4593, Page 690, Register's Office for Davidson County, Tennessee
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4852 Everest Drive, Old Hickory, TN 37138**
(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.

Witness our hand(s) this 18th day of September, 2014.

Thomas B. Cantwell

Brenda L. Cantwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Thomas B. Cantwell and Brenda L. Cantwell, with whom I am personally acquainted, (or who 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, at office, this 18th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076