# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140096760 DEEDWARR
Recvd: 12/29/14 10:32 2 pgs
Fees: 13.00 Taxes: 675.25

20141229-0118334

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: June 11, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jeremy W. Cagle | Franklin American Mtg | 161110F01600CO |
| (NAME) | (NAME) | |
| 5754 Amalie Drive | 501 Corporate Centre, Ste 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey T. Carneal, Trustee of the JLC Property Trust #4 dated October 21, 2008**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeremy W. Cagle, a single man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the State of Tennessee, being more particularly described as:
Land in Davidson County, Tennessee, being Unit No. 16, on the Plan of Townhomes of Brentwood of record in Book 9700, Page 990, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Being the same property conveyed to Jeffrey T. Carneal, Trustee of the JLC Property Trust No. 4 dated October 21, 2008 by Quitclaim Deed from Jennifer Lynn Carneal, dated 10/21/2008, of record in Instrument No. 20081113-0112476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plan recorded in Book 9700, Page 990, of the Register's Office of Davidson County, Tennessee.
Covenants, conditions, easements and restrictions Townhomes of Brentwood recorded in Book 11629, Page 850, as amended in Instrument No. 20000215-0015334, in Instrument No. 20010626-0067542, in Register's Office of Davidson County, Tennessee, County,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5754 Amalie Drive, Nashville, TN 37211

(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/or 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/or 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 hand this 19 day of December, 2014.

Jeffrey T. Carneal, Trustee

State of Tennessee
County of Williamson

Personally appeared before me Jeffrey T. Carneal, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of December, 2014.

Notary Public
My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**