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Mt. Juliet. TN 37122

BILL GARRETT, Davidson County
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Fees:13.00 Taxes:832.50
20150105-0000721

WARRANTY DEED

KINNIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathy J. Irwin	Peoples Home Equity, Inc	07500002300
(NAME)	(NAME)	
4239 Hermitage Road	5205 Maryland Way, Ste 101	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(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, we, **Kristopher D. Cantrell and Cynthia A. Cantrell, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kathy J. Irwin, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being a part of a tract of 68.8 acres, more or less, as shown on The Map of Lands Owned by the Cowgill Estate, as of record in Plat Book 421, Page 137, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the easterly margin of Hermitage Road, formerly Hadley's Bend Road, said point being the northwest corner of Wayne M. and Rhonda R. Smith, as of record in Instrument No. 20090605-0052090, R.O.D.C., TN., said point also being the southwest corner of the herein described tract, thence with said margin North 01°45'00" East 200.05 feet to a point, said point being the southwest corner of PMFS H-View I, LLC, as of record in Instrument No. 20070605-0066780, R.O.D.C., TN. and being the northwest corner of the herein described tract; thence leaving said margin and with the south property line of PMFS H-View, LLC South 89°30'00" East 274.73 feet to a point in the westerly line of Hermitage Estates, as of record in Plat Book 3700, Page 23, R.O.D.C., TN.; thence with the westerly line of Hermitage Estates South 00°30'00" 200.00 feet to a point at Smith's northeast, said point also being the southeast corner of the herein described tract; thence with Smith's north property line North 89°30'00" West 279.09 feet to the point of beginning and containing 1.27 acres, more or less.

Being the same property conveyed to Kristopher D. Cantrell and Cynthia A. Cantrell, husband and wife, as Tracts 1 and 2, as of record in Instrument No. 20100701-0051667, R.O.D.C., Tennessee. Tract 2 being Tract 6 on the survey by John E. Perry, Surveyor, for Wilson County, Tennessee dated October 19, 1949.

Being the same property conveyed to Kristopher D. Cantrell and Cynthia A. Cantrell, husband and wife by Warranty Deed dated 06/29/2010 from Dean A. Beach and wife, Melody L. Beach of record in Instrument 201007010051667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 421, Page 137; (2) Restrictive Covenant for Detached Structure of record in Instrument 201210220096514, said Register's Office and (3) Right-of-Way for Hermitage Road, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4239 Hermitage Road, 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 GRANTEE(S), her 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), her 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 our hands this 29th day of December, 2014.

Kristopher D. Cantrell

Cynthia A. Cantrell

State of Tennessee
County of Wilson

Personally appeared before me Kristopher D. Cantrell and Cynthia A. Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of December, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
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