WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150011795 DEEDWARR
Recvd: 02/18/15 09:38 2 pgs
Fees:13.00 Taxes:631.96
20150218-0013846

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-30-2017

(AFFIX SEAL)

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brenda Conner	Brenda Conner	Map & Parcel 01807001900
(NAME)	(NAME)	
203 Utley Drive	203 Utley Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Dimple G. Cantrell, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brenda Conner, 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:

BEING Lot No. 50, on the Plan of Connell Estates, Section 1, of record in Plat Book 2900, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Ovel R. Cantrell and wife, Dimple G. Cantrell by deed from Dennis Staples and wife, Margaret Staple of record in Instrument 20000905-0087564, Register's Office, Davidson County, Tennessee. The said Ovel R. Cantrell has since deceased.

Deborah Scott executed this instrument on behalf of Dimple G. Cantrell pursuant to a Power of Attorney of record in Instrument 20150218-0013845, Register's Office, Davidson County, Tennessee.

Dimple G. Cantrell and Dimple Geneva Cantrell are one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2927, Page 581, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 2900, Page 15, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Right of Way Agreement of record in Book 8502, Page 31, said Register's Office.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4805, Page 937, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 203 Utley Drive, Goodlettsville, TN 37072

(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 my hand this 10th day of February, 2015.

Dimple G. Cantrell by Deborah Scott Attorney in fact

Dimple G. Cantrell
By: Deborah Scott, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Deborah Scott as Attorney-in-Fact for Dimple G. Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness by hand this 10th day of February, 2015.

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

5-3-16