WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,500.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rebecca Jo Bosse	Peoples Home Equity	Parcel ID:
4009 Hallborough Way	5205 Maryland Way	098050A14100CO
Hermitage, TN 37076	Brentwood, TN 37027	

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

Phillip Cantrell and wife, Jill Layne Cantrell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rebecca Jo Bosse

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. 99 on the Plan of Revision One, Section Five, Hampton Hall, of record in Instrument 20000728-0074425, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Phillip Cantrell and Jill Layne Cantrell by deed from Mohammed Haque and Tasmin Bably, of record in Instrument 20040706-0079630, dated May 28, 2004, Register's Office for said County

This conveyance is subject to Restrictive Covenants of record in Book 10278, Page 257 amended in Book 10301, Page 184; Book 10444, Page 460; Book 10956, Page 520; Book 11372, Page 852; Book 11573, Page 512 and Instrument 200006080057413, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20000728-0074425, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4009 Hallborough Way, Hermitage, TN 37076

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 hands this 19th day of June, 2015.

Phillip Cantrell

Jill Layne Cantrell

BILL GARRETT, Davidson County
Trans: T20150050596 DEEDWARR
Recvd: 06/24/15 13:17 2 pgs
Fees: 13.00 Taxes: 741.85

20150624-0060629

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Cantrell and Jill Layne Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 2015.

My Commission Expires: 7.2.18

Notary Public

