BILL GARRETT, Davidson County
Trans:T20150077518 DEEDWARR
Recvd: 09/11/15 13:06 2 pgs
Fees:13.00 Taxes:869.50
20150911-0092506

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
15-9001

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF September, 2015.

Notary Public

My Commission Expires March 20, 2018

Commission Expiration

JAKE CRUM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS OF NEW OWNER:
Stacey Advani
2015 Ashwood Avenue
Nashville, TN 37212

SEND TAX BILLS TO:
Stacey Advani
New Owner
"Same"

MAP-PARCEL:
08306018700

WARRANTY DEED

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,

Timothy Cantrell and wife, Ashley Cantrell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stacey Advani, ~~unmarried~~ a married woman,

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the east half of Lot No. 10 on the Map of Sneed and Hamilton's Re-Subdivision of Lots 2, 3, and other lots in Brownsville, as of record in Book 161, Page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Cantrell and wife, Ashley Cantrell from William McClain and wife, Cydney Serjoamia Browning McClain by deed dated 07/15/2015, filed for record on 08/07/2015 in Instrument No. 20150807-0078860, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **210 Fall Street, Nashville, TN 37206**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 9 day of September, 2015.

Timothy Cantrell

Ashley Cantrell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy Cantrell and Ashley 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 this 9 day of September, 2015.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY