This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20150100124 DEEDWARR
Recvd: 11/24/15 15:16 2 pgs
Fees:13.00 Taxes:2216.30
20151124-0119349

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Richard W. Westling	**Legacy Home Loans, LLC**	**083-10-0-070.00**
Bronwyn Westling	**4025 Hillsboro Pike, Suite 601**	
417 Lockland Drive	**Nashville, Tennessee 37215**	
Nashville, Tennessee 37206		

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That **Timothy Cantrell and Ashley Cantrell**, husband and wife, (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors in hand paid by **Richard W. Westling and Bronwyn Westling**, husband and wife, (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these present do **GRANT, SELL AND CONVEY**, unto the Grantees as tenants by the entireties as at common law, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 147 and the North 20.0 feet of Lot No. 148, on the plan of McEwen Place, of record in Plat Book 332, page 133, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot 147 and the North part of 148 fronts together 50.0 feet on the East side of Allen Street, now Lockland Drive, and run back between parallel lines with the South margin of McEwen Avenue 126.0 feet to an alley.

Being the same property conveyed to Timothy Cantrell and Ashley Cantrell, husband and wife, by warranty deed from Lanace Maxwell Binkley and wife, Brenda Kay Binkley, husband and wife, of record in Instrument No. 20141017-0095965 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 17, 2014. (Value or consideration shown in aforementioned Deed $200,000.00.)

Being also known as 417 Lockland Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and

assigns, forever, subject to those matters as set forth herein.

The Grantors covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the 20th day of **November, 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, the within named, **Timothy Cantrell and wife, Ashley Cantrell,** the Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 20th day of **November, 2015.**

Notary Public

My Commission Expires: 3/19/19

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$599,000.00.**

Sworn to and subscribed before me this 20TH day of **November, 2015.**

Affiant

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017