Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

WARRANTY DEED

KALYN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D Honeycutt Kathy Y Honeycutt	FNB Mortgage	175-00-0 062.00 and 164-00-0 225.00 & 238.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
4126 Maxwell Road	1608 Williams Drive, Suite 301	Trans:T20160048822 DEEDWARR Recvd: 06/09/16 10:01 2 pgs Fees:13.00 Taxes:1073.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	20160609-0058292
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Donna B Cantrell, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **James D Honeycutt and Kathy Y Honeycutt, husband and wife**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:

Tract 1:
Land in Davidson County, Tennessee, being Lot Nu. 6 on the unrecorded Plan of Emerson N. Stewart Subdivision described as follows:

Beginning on the northerly margin of Old Nashville Road, now Maxwell Road, at the southeast corner of Lot No. 5; thence with the line between Lots Nos. 5 and 6, northerly 339 feet; thence easterly 301.6 feet; thence southerly 339 feet to the northerly margin of said Road; thence with the same westerly 301.6 feet to the beginning,.

Being the same property conveyed to Glenn Cantrell and wife, Donna B. Cantrell, by Deed from Diane D. Sullivan and husband, Thomas J. Sullivan, dated January 31, 2003, of record in Instrument No. 20030204-0014965, Register's Office for Davidson County, Tennessee.

Tract 2:
Land Lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick, November 15th, 1975, as follows, to-wit:

Beginning at an iron pin located in the Northerly margin of an unnamed 30 ft. road. Point being 1540 feet from the Easterly margin of Maxwell Road and the Southeast corner of the Murrell Stewart property of record in Book 4855 (Grantor's Deed and previous Deeds erroneously recite "Book 4856"), page 452, Register's Office for Davidson County; thence North 3° 45' East 728.3 feet to an iron pin; thence South 87° 11' East 150.8 feet; thence South 3° 45' West 731.25 feet to the Northerly margin of an unnamed road; thence North 85° 29' West 150.8 feet to the point of beginning, containing 2.53 acres, more or less.

Being part of the same property conveyed to Glenn Cantrell and wife, Donna B. Cantrell by Trustee's Deed from David M. Smythe, Trustee, dated February 17th, 2004, of record in Instrument No. 20040218-0018863, Register's Office for Davidson County, Tennessee.

Tract 3:
Land Lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick, November 15th, 1975, as follows, to-wit:

Beginning at an iron pin located in the Northerly margin of an unnamed 30 foot road said pin being 1690.8 feet from the Easterly margin of Maxwell Road; thence North 3° 45' East 731.25 feet; thence South 87° 11' East 150.8 to an iron pin; thence South 3° 45' West 734.2 feet to an iron pin in the Northerly margin of an unnamed road; thence North 85° 26' West 150.8 feet to the point of beginning, containing 2.54 acres, more or less. This conveyance is subject to and included herein is a 50 foot right of way on the Northerly margin of said property.

Being part of the same property conveyed to Glenn Cantrell and wife, Donna B. Cantrell by Trustee's Deed from David M. Smythe, Trustee, dated February 17th, 2004, of record in Instrument No. 20040218-0018863, Register's Office for Davidson County, Tennessee.

Glenn Cantrell having since died August 29th, 2015, making Donna B. Cantrell sole owner of the property.

unimproved ☐

This is improved ☑ property, known as 4126 Maxwell Road, Antioch, TN 37013

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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/our hands this 6th day of June, 2016.

Donna B. Cantrell

Donna B Cantrell

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Donna B Cantrell, the bargainor(s), 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.

WITNESS my hand and seal this 6th day of June, 2016.

Sondra Reece

Notary Public Sondra Reece
My Commission Expires: 3/3/2020



File No.: 20738