BILL GARRETT, Davidson County
Trans:T20160056151 DEEDWARR
Recvd: 07/01/16 08:34 2 pgs
Fees:13.00 Taxes:647.50
20160701-0067247

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of June, 2016

Notary Public
Commission Expires: 6-19-18

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Cadwallader 1434 Campbell Road Goodlettsville, TN 37072	Primary Residential Mortgage, Inc. 1480 N. 2000 West Salt Lake City, UT 84116	032-00-0-152.00

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, I/WE,

Willard H. Ford

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

John Cadwallader and Rebecca Cadwallader, 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:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey dated January 29, 1988, by William A. Cummings, Tennessee Land Surveyor No. 1314, as follows:

Beginning at an iron pin in the northerly right-of-way (25 feet from the centerline) of Campbell Road, said pin being at the intersection of said right-of-way with the westerly boundary line of property owned by Joseph Cecil Markham, Sr., of record in Deed Book 5377, page 923, in the Register's Office of Davidson County, Tennessee; thence, with said right-of-way, North 63 degrees 35 minutes 00 seconds West 200.00 feet to an iron pin; thence, leaving said right-of-way with the easterly boundary line of property owned by Alvin Lyell Hunter et ux, of record in Deed Book 4181, page 944, in said Register's Office, North 11 degrees 00 minutes 00 seconds East 721.08 feet to an iron pin; thence, severing the property of Alvin Lyell Hunter et ex, of record in Deed Book 6108, page 529, in said Register's Office, South 43 degrees 03 minutes 57 seconds East 238.12 feet to an iron pin; thence, with said Markham's westerly boundary line, South 11 degrees 00 minutes 00 seconds West 634.50 feet to the beginning containing 3.00 acres.

BEING the same property conveyed to Willard H. Ford, a single person, by Warranty Deed from Todd lee Hunter and wife, Jennifer Hunter, dated 7/31/01 and recorded 8/3/01 in Instrument No. 20010803-0082813, in the Register's Office of 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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1434 Campbell Road, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of June, 2016.

Willard H. Ford

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Willard H. Ford** 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 June, Tennessee this 24th day of June, 2016.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY