WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057009 DEEDWARR
Recvd: 07/05/16 13:51 2 pgs
Fees:13.00 Taxes:943.50
20160705-0068536

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dillon Bock	Franklin American Mortgage Co.	072 04 0 315.00
(NAME)	(NAME)	
1423 McAlpine Ave., A	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(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, **Christopher Mebius Cantrell, ~~unmarried~~** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Dillon Bock, an unmarried man and Kristin Cardo, an unmarried woman, as joint tenants, 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:

CMC
EEC

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Lot 23, on the Map of Country Club Estates, Block "C", of record in Instrument No. 20030326-0039824, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Mebius Cantrell from Christopher Mebius Cantrell, an unmarried man, and Erica L. Cantrell, an unmarried woman who acquired title as husband and wife by virtue of QuitClaim Deed dated February 16, 2011 and recorded June 7, 2011 as Instrument No. 20110607-0043485, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Christopher Mebius Cantrell and Erica L. Cantrell, husband and wife by Deed from Kenya Y. Stevens and Robert L. Stevens, Jr. and wife of record in Document No. 200903130022805, said Register's Office.

This conveyance is subject to all matters appearing on the Plan of record in Instrument No. 20030326-0039824; all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; all in Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1423 McAlpine Ave., A, Nashville, TN 37216
(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 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.

Erin Elizabeth Cantrell joins in executing this Warranty Deed to convey any and all marital rights she may have in said property.

Witness my/our hands this 30th day of June, 2016.

Christopher Mebius Cantrell

Erin Elizabeth Cantrell

State of Tennessee
County of Rutherford

Erin and Elizabeth Cantrell

Personally appeared before me Christopher Mebius Cantrell, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No.: 14386