WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/16 15:51 3 pgs
Fees:18.00 Taxes:493.58
20160804-0081127

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 7-18-17
(AFFIX SEAL)

PAM S. AT CHLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Cathy Grayson-Cantrell and Ronnie Cantrell	Eustis Mortgage Corporation	26-7-21
(NAME)	(NAME)	
136 Champney Court	1100 Poydras Street, Ste. 3525	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	New Orleans LA 70163	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161544

For and 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, Jim W. McClard, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Cathy Grayson-Cantrell and Ronnie Cantrell, wife and husband, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 66, on the plan of Resubdivision of Windsor Green, Phase 1, Section 2, Lots 49-72, which is of record in Book 6200, Page 349, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot No. 66 fronts 25.50 feet on the Northerly margin of Champney Court and extends back 97.50 feet on the northwesterly line and 97.50 feet on the southerly line to a dead line in the rear measuring 25.50 feet thereon.

Being the same property conveyed to Jim W. McClard, unmarried by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated March 30, 2012 and filed of record in Instrument No. 20120404-0028677, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions and bylaws appearing of record in Book 6406, page 929, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 136 Champney Court, Goodlettsville, TN 37072
(House No.) (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/we do covenant with the said GRANTEES that I/we am/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 I/we 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of August, 2016

Jim W. McClard

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jim W. McClard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of August, 2016.

Notary Public
My Commission Expires: 11-18-19

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Pam S. Atchley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-24-20

Notary' Seal (if on paper)