Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
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BILL GARRETT, Davidson County
Trans:T20160082909 DEEDWARR
Recvd: 09/21/16 12:24 2 pgs
Fees:13.00 Taxes:1313.50
20160921-0099454

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Donnie R. Cardwell
Affiant

Subscribed and sworn to before me this 19th day of September, 2016.

Kimbra Spann
Notary Public
My Commission Expires: 03/03/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16-0607

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Donnie R. Cardwell | Donnie R. Cardwell | 187-00-0-128.00 |
| 733 Battle Road | 733 Battle Road | |
| Nolensville, TN 37135 | Nolensville, TN | |

## 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, we

**Martha Street, unmarried, and Lowell Street, unmarried,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Donnie R. Cardwell and wife, Virginia C. Cardwell,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot 6, as shown on the Plan of Re-Subdivision of Joseph T. Pomeroy, Sr. Property, of record in Book 6900, Page 998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Floyd E. Street and wife, Mildred Street, by deed from Joseph T. Pomeroy, Sr. and wife, Dorothy J. Pomeroy, dated December 19, 1989, recorded December 22, 1989, of record in Book 8011, Page 98, Register's Office for Davidson County, Tennessee. Floyd E. Street having since died on August 20, 2014, leaving Mildred Street as surviving tenant by the entirety. Mildred Street having since died on May 23, 2016, leaving Martha Street and Lowell Street as her devisees under her Will, as designated in Davidson County Probate No. 16P-1014. Mildred Street and Mildred Louise Street being one and the same person.**

**Martha Street, as the Executor under the Will of Mildred Louise Street, joins in this conveyance to convey any interest of the Estate, if any, in the subject property.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **733 Battle Road, Nolensville, TN 37135.**

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.

Witness our hands this 19th day of September, 2016.

Martha Street

**Martha Street, individually and as Executor Of the Estate of Mildred Louise Street, Deceased**

Lowell Street

**Lowell Street**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Martha Street and Lowell Street**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of September, 2016.

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Martha Street**, Executor, of the Estate of Mildred Louise Street, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of September, 2016.

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19