Davidson County DEEDWARR
Recvd: 02/06/17 14:56 5 pgs
Fees:28.00 Taxes:555.00
20170206-0012599

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of January, 2017.

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 10-9-2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Eugene Cantrell	Ameris Bank	011 00 0 057.00
(NAME)	(NAME)	
3384 Freeman Hollow Road	1800 Parkway Place, Ste. 820	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Edgar Lance Cantrell and Dianne Cantrell Barger and Deborah Cantrell Anderson and Charles Cantrell and Freda Cantrell Bennett, all the heirs at law of Jeanette Cantrell, deceased**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Eugene Cantrell, a single man**, 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:

Land in the 10th, formerly 20th, Civil District of Davidson County, Tennessee, being a part of H. S. Freeman Lands as shown on the Plan of record in Book 332, page 58, Register's Office for said County, being known as Tract 16 on the Map of the subdivision of said Tract of the Freeman Heirs and described according to a copy of a survey made by L. B. Petty, Surveyor, as follows:

Beginning at a point in the center line of Freeman Road at the common corner of Tracts 15 and 16; being the northeast corner of the lot that was conveyed to Warren Knox, Jr., by deed of record in Book 2910, page 407, said Register's Office; thence along the center line of Freeman Road, North 64 deg. East 200 feet; North 48 deg. 45' East 200 feet North 41 deg. 15' East 357 feet; thence leaving said Lot south 3 deg. West 841 feet to a beech; thence south 66 deg. 30' west 332 feet to the corner of Tract 15, being the southeast corner of the Knox lot; thence with the line between Tracts 15 and 16, North 25 deg. West 518 feet to the point of beginning, containing 6.19 acres more or less.

Being the same property conveyed to Edgar A. Cantrell, and wife, Jeanette Cantrell by Warranty Deed from Wil-Bilt Homes, Inc., a Tennessee Corporation, dated April 29, 1961 and recorded May 3, 1961, in

Book 3222, Page 35, in said Register's Office for Davidson County, Tennessee. the said Edgar A. Cantrell having died on February 8, 2016 leaving Jeanette Cantrell as the surviving tenant by entirety. The said Jeanette Cantrell having died intestate June 27, 2016, leaving said property to all the heirs at law (virtue of an *Affidavit of Heirship recorded November 14, 2016 as Instrument No. 20161114-0119923, in said Register's Office for Davidson County, Tennessee)* being Edgar Lance Cantrell, Dianne Cantrell Barger, Deborah Cantrell Anderson, Charles Cantrell, and Freda Cantrell Bennett.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3384 Freeman Hollow 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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 3rd day of February 2017

* also See Affidavit of Heirship filed of record in Book ____ Page ____, or Instrument Number 20170206-0012594, Said Register's Office

Edgar Lance Cantrell by Dianne Cantrell Barger by Edgar Lance Cantrell ATTY. IN FACT
Dianne Cantrell Barger by Edgar Lance Cantrell, Attorney in Fact

Deborah Cantrell Anderson by Edgar Lance Cantrell ATTY. IN FACT
Deborah Cantrell Anderson by Edgar Lance Cantrell, Attorney in Fact

Charles Cantrell by Edgar Lance Cantrell ATTY. IN FACT
Charles Cantrell by Edgar Lance Cantrell, Attorney in Fact

Freda Cantrell Bennett by Edgar Lance Cantrell ATTY. IN FACT
Freda Cantrell Bennett by Edgar Lance Cantrell, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

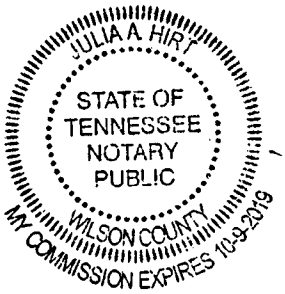
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Edgar Lance Cantrell , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person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

Witness my hand and official seal, this the 3rd of February, 2017.

Notary Public

My Commission Expires: 10/9/19

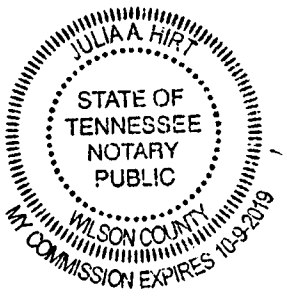
(SEAL)



State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar Lance Cantrell the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Dianne Cantrell Barger and acknowledged that he, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Record Book _____, Page 20170206-0012597 in the Register's Office of Williamson County, Tennessee.

Witness my hand and official seal this the 3rd day of February, 2017.



Notary Public
My Commission Expires: 10/9/19

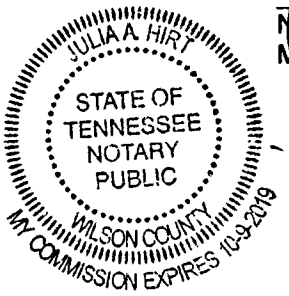
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar Lance Cantrell the bargainor 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 on behalf of Deborah Cantrell Anderson and acknowledged that he, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Record Book _____, Page 20170206-0012595 the Register's Office of Williamson County, Tennessee.

Witness my hand and official seal this the 3rd day of February, 2017.

File Number: MTJ-170001FC

Notary Public
My Commission Expires: 10/9/19



State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar Lance Cantrell the bargainor 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 on behalf of Charles Cantrell and acknowledged that he, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Record Book _____, Page _____ in the Register's Office of Williamson County, Tennessee.

20170206-0012596

Witness my hand and official seal this the 3rd day of February, 2017.

Notary Public
My Commission Expires: 10/9/19



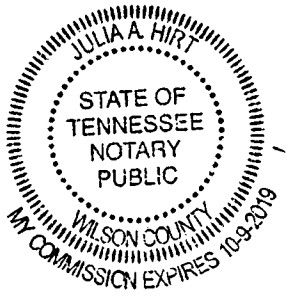
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar Lance Cantrell the bargainor 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 on behalf of Freda Cantrell Bennett and acknowledged that he, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Record Book _____, Page _____ in the Register's Office of Williamson County, Tennessee.

20170206-0012598

Witness my hand and official seal this the 3rd day of February, 2017.

Notary Public
My Commission Expires: 10/9/19



File Number: MTJ-170001FC

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY