RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170462

WARRANTY DEED

Bill Garrett Davidson County
Batch# 28182 DEEDWARR
11/20/2017 12:56:54 PM 2 pgs
Fees: $13.00 Taxes: $732.23

20171120-0118925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2017.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Alan Worster 2308 Modena Dr. Nashville, TN 37214	Same address as new owner	084 11 0 169.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Seven Thousand Nine Hundred and 00/100 Dollars ($197,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LISA CANTRELL**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEVEN ALAN WORSTER**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 216 on the Map of Maplecrest as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Cantrell, by Quitclaim Deed from Lisa Cantrell and Troy Anthony Ferrell, Co-Successor Trustees of The Ferrell Joint Revocable Living Trust U/A/D July 8, 2003, dated 4/23/2015, recorded 4/28/2015, of record in Instrument #20150428-0037873, in the Register's Office for Davidson County, Tennessee. Being part of the same property previously conveyed to Huston A. Ferrell and wife, Lucy S. Ferrell, Trustees of The Ferrell Joint Revocable Living Trust Agreement U/A/D July 8, 2003, by deed 7/8/2003, of record in Instrument #20030715-0098639, said Register's Office. The said Huston A. Ferrell having since died on March 20, 2010 and Lucy S. Ferrell having since died on October 5, 2013. Lisa Ferrell Cantrell and Troy Anthony Ferrell were appointed as Co-Successor Trustees pursuant to The Ferrell Joint Revocable Living Trust Agreement U/A/D dated July 8, 2003. Affidavit of Heirship of record in Instrument #20150428-0037871, said Register's Office.

The address of the herein described property is believed to be 2308 Modena Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Said property was not Grantor's marital residence.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of November, 2017.

LISA CANTRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lisa Cantrell, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of November, 2017.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021