THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205
File No. CS187001293

Bill Garrett Davidson County
Batch# 33360 DEEDWARR
12/05/2017 12:25:59 PM 2 pgs
Fees: $13.00 Taxes: $893.55
20171205-0123997

Grantee:
Brian D. Cantrell
1025 Davidson Street
Nashville, TN 37206

Send Tax Bills To:
United Shore financial
1414 E. Maple Rd.
Troy, MI 48083

Map & Parcel No.:
09308006700

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th **day of** November, 2017, by and between **Shea F. Edwards, unmarried**, party of the first part, and **Brian D. Cantrell, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED FORTY ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($241,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Shelby Heights, Section 2 of record in Plat Book 2854, Page 5, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed from Robert H. Braswell, to Matt Edwards and Shea Noble, as joint tenants with right of survivorship, by Warranty Deed dated April 29, 2003, of record in Instrument Number 20030430-0057832, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed from Matt Edwards and Shea Noble, now known as Shea F. Edwards, husband and wife, to Matt Edwards and Shea F. Edwards, husband and wife, by Quit Claim Deed dated December 17, 2003, of record in Instrument Number 20040116-0006533, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed from Matt Edwards aka Matthew Edwards, to Shea F. Edwards, by Quit Claim Deed dated August 9, 2012, of record in Instrument Number 20120820-0074360, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Shea F. Edwards

Shea F. Edwards

STATE OF TENNESSEE, COUNTY OF Davidson

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

WITNESS my hand and official seal at office, this 30th **day of** November, **20**17

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$241,500.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shea F. Edwards

Affiant

Subscribed and sworn to before me, this 30th **day of** November, **20**17

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PROPERTY ADDRESS:
1025 Davidson Street
Nashville, TN 37206