WARRANTY DEED

Bill Garrett Davidson County
Batch# 71737 DEEDWARR
03/21/2018 02:23:26 PM 2 pgs
Fees: $13.00 Taxes: $407.00

20180321-0026840

A-BD-18-3243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1242 Property Solutions, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**050-14-0-100.00**
PO Box 158664		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOANNE PREWITT CANTRELL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 402 on the Plan of Parkwood Estates, Section Two of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph L. Cantrell, unmarried by Warranty deed from Susan Pedersen, married and Mary Massey, married of record in Instrument No. 20111212-0096760 Register's Office for Davidson County, Tennessee, dated December 06, 2011 and recorded on December 12, 2011.

Being the same property conveyed to Joseph L. Cantrell and wife, Joanne Prewitt Cantrell by Quitclaim deed from Joseph L. Cantrell, unmarried of record in Instrument No. 20120117-0004442 Register's Office for Davidson County, Tennessee, dated January 13, 2012 and recorded on January 17, 2012.

Joseph L. Cantrell having since died on February 8th, 2018 leaving Joanne Prewitt Cantrell the sole owner of the subject property.

Joanne Preweitt Cantrell aka Joanne White-Prewitt Cantrell. Joanne Prewitt Cantrell is formerly known as Joanne White Prewett, Joanne Fisher White and Joanne Fisher.

This conveyance is subject to:
- Taxes for 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 5 as amended in Book 3281, Page 534, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3249, Page 345, and Book 3309, Page 615, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3243 Spears Rd., Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 20th DAY OF MARCH, 2018.

Joanne Fisher White By Donald E White as attorney in fact

Joanne Fisher White by Donald E. White as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD E. WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOANNE PREWITT CANTRELL, and who acknowledged he/she/they executed the same as the free act and deed of the said JOANNE PREWITT CANTRELL.

Witness my hand and official seal, this the 20th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212