Karen Y Johnson Davidson County
Batch# 140433 DEEDWARR
09/13/2018 09:15:17 AM 2 pgs
Fees: $13.00 Taxes: $111.00
20180913-0090788

This instrument prepared by:
Lynn Newcomb, Attorney
Balthrop, Perry, Noe & Newcomb
An Association of Attorneys
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Brenda Apple and Theresa A. Bradford

TO: Christopher M. Cantrell, Sr. and Dolina Ward
3632 Stagner Road
Joelton, TN 37080

MAP & PARCEL:
014-00-0-214.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Brenda Apple and Theresa A. Bradford, as joint tenants with rights of survivorship, Grantors herein, have bargained and sold and by these presents do convey unto Christopher Cantrell and Dolina Ward, unmarried, as joint tenants with right of survivorship, Grantees herein, their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Final Plat of Apple & Bradley Lot, 7729 Bidwell Rd, of record as Instrument No. 20030108-0003663, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Brenda Apple and Theresa A. Bradford, as joint tenants with rights of survivorship, from Brenda Apple and Theresa A. Bradford (erroneously typed as Theresa A. Bradley on prior deed) by Quitclaim Deed dated June 6, 2003 and recorded June 18, 2003 of record as Instrument No. 20030617-0082970, Register's Office of Davidson County, Tennessee.

Part of the property previously conveyed to Brenda Apple and Theresa A. Bradley, as joint tenants with right of survivorship, from Joyce Nelms a/k/a Joyce Faye Nelms by Warranty Deed dated April 29, 1999 and recorded April 30, 1999 of record in Book 11455, page 957, said Register's Office.

This conveyance is subject to the lien of 2018 Davidson County property taxes payment of which is assumed by the grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Apple & Bradley Lot, 7229 Bidwell Rd, of record as Instrument No. 20030108-0003663, Register's Office of Davidson County; Easement(s) granted to State of Tennessee of record in Book 4536, page 186, said Register's Office; and all other matters of record.

This is unimproved property known as 3626 Stagner Road, Joelton, TN 37080.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real

property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 22nd day of August, 2018.

Brenda Apple
Brenda Apple

Theresa A. Bradford
Theresa A. Bradford

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Brenda Apple and Theresa A. Bradford, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 22nd day of August, 2018.

Lynn Newcomb
NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 1/6/20

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Lynn Newcomb
Grantee or Affiant

SWORN to and subscribed before me
this the 11 day of Sept, 2018.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 9/29/20