WARRANTY DEED

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Ronnie Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Steck	New Owner	Map & Parcel 026 070 021.00
(NAME)	(NAME)	
136 Champney Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Cathy Grayson-Cantrell and Ronnie Cantrell, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Steck, unmarried, 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:

BEING Lot No. 66, on the Plan of Resubdivision of Windsor Green, Phase 1, Section 2, Lots 49-72 as shown on Plat, of record in Plat Book 6200, Page 349, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description. Said Lot No. 66 fronts 25.50 feet on the northerly margin of Champney Court and extends back 97.50 feet on the northwesterly line and 97.50 feet on the southerly line to a dead line in the rear measuring 25.50 feet thereon.

Being the same property conveyed to Cathy Grayson-Cantrell and Ronnie Cantrell, wife and husband by deed from Jim W. McClard of record in Instrument 20160804-0081127, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Record Book 6406, Page 929; Homeowners Association Deed of record in Record Book 7864, Page 369; Charter of record in Record Book 6396, Page 542 and Charter of record in Record Book 8192, Page 65 said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 6200, Page 347, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Water to Madison Suburban Utility of record in Book 4377, Page 94 and in Book 6636, Page 824, said Register's Office.

This conveyance is subject to TVA easement of record in Book 2487, Page 227 and in Book 3067, Page 181, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 136 Champney Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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.

Karen Y Johnson Davidson County
Batch# 147447 DEEDWARR
10/01/2018 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $554.63
20181001-0097295

Witness our hands this 28th day of September, 2018.

Cathy Grayson-Cantrell

Ronnie Cantrell

STATE OF TENNESSEE

COUNTY OF Robertson

On this 28th day of September, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cathy Grayson-Cantrell and Ronnie Cantrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

201810010097295

True Copy Certification

I, KATHY LEE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON