WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Karen Y Johnson Davidson County
Batch# 171219 DEEDWARR
12/06/2018 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $732.60
20181206-0119059

JM-SM-18-226

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)
Nawas Salman Hussein	**New Owner**	
(NAME)	(NAME)	**148-05-0-050.00**
4701 Timberhill Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **NEIL DOUGLAS CANTRELL, JR. AND DAVID B. CANTRELL AND DARREN S. CANTRELL AND DALE CHRISTOPHER CANTRELL, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF NEIL DOUGLAS CANTRELL, SR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAWAS SALMAN HUSSEIN,** 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. 189 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, 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 Neil D. Cantrell and wife, Nancy C. Cantrell by Warranty deed from Elizabeth R. Hoeffler of record in Book 4316, page 187, Register's Office for Davidson County, Tennessee, dated March 6, 1969 and recorded on March 10, 1969. Neil D. Cantrell is the same person as Neil D. Cantrell, Sr.

The said Nancy C. Cantrell having since died on March 20, 2016, left Neil D. Cantrell as the surviving tenant by the entirety.

The said Neil D. Cantrell died testate on May 14, 2018 as evidenced in Davidson County Probabte Court Case No. 18P949. Neil D. Cantrell remarried and a quitclaim deed is being recorded simultaneously herewith from his surviving spouse acknowledging that she was not named in the will and makes no claim to the subject property. 201812060119058

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years
- Plan of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3277, Page 482, as amended in Book 3286, Page 375, 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: **226 Willow Lane, Nashville, Tennessee 37211**.

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 9th DAY OF NOVEMBER, 2018.

Neil Douglas Cantrell, Jr.

David B. Cantrell

Darren S. Cantrell

Dale Christopher Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEIL DOUGLAS CANTRELL, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID B. CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARREN S. CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE CHRISTOPHER CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212