Karen Y Johnson Davidson County
Batch# 181140 **DEEDWARR**
01/07/2019 10:46:06 AM 2 pgs
Fees: $13.00 Taxes: $166.50

20190107-0001510

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Jimmy A Bayless Jr.
Affiant

Subscribed and sworn to before me, this 4TH DAY OF JANUARY, 2019.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Jimmy A. Bayless, Jr. and wife, Pamela M. Bayless	NEW OWNER	
	(NAME)	
7927 Old Springfield Pike		012-00-0-161.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jean N. Cantrell, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jimmy A. Bayless, Jr. and wife, Pamela M. Bayless, hereinafter called the Grantees, their heirs 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. 4 ON THE PLAN OF DENSON ESTATES, OF RECORD IN PLAT BOOK 6200, PAGE 658, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KENNETH E. CANTRELL AND WIFE, JEAN N. CANTRELL BY WARRANTY DEED FROM BOBBY R. DENSON AND WIFE, FRANCES B. DENSON AND BOBBY DARRELL DENSON OF RECORD IN BOOK 9041, PAGE 906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID KENNETH E. CANTRELL DIED ON JUNE 6, 2016, LEAVING HIS WIFE, JEAN N. CANTRELL, AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE SUBJECT TO PROPERTY TAXES FOR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 7931 Old Springfield Pike, 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.

Witness my/our hand(s) this 4th day of January, 2019.

WARRANTY DEED
(Continued)

Jean N. Cantrell

Jean N. Cantrell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean N. Cantrell, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of January, 2019.

Mary Birthright

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072