THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181218796

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $135,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of January, 2019.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 186733 DEEDWARR
01/22/2019 12:49:32 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20190122-0006100

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heather Young and Travis Young 9413 Big Horn Rdg Brentwood, TN 37027	New Owner	Tax Parcel ID No. 119-03-0-067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Luther E. Cantrell, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Young and Travis Young, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 41 on the Plan of Crescent Heights, as of record in Book 2331 page 106, Register' s Office for Davidson County, Tennessee, described as:

Beginning at a point in the westerly margin of Dodge Drive, at the corner of Lots No. 40 and 41, thence with the Drive in a southeasterly direction 60 feet; thence around a 20Â° radius curve in a southeasterly direction 31.4 feet to a point in the line between Lots No. 41 and 42; thence with the line between said lots, southwesterly 258.8 feet to a point; thence with the line between Lots No. 39 & 41, northeasterly 160 feet to a monument and continuing in a northeasterly direction with the line between Lots No. 40 and 41, 140 feet to the beginning.

Being the same property conveyed to ROBERT E. CANTRELL and wife, INEZ GLOVER CANTRELL, by deed from MACK H. WILSON and wife, ELIZABETH B. WILSON, of record in Book 4316, page 485 , dated March 10, 1969 , said Register's Office.

ROBERT E. CANTRELL died on or about May 25, 2001, leaving INEZ GLOVER CANTRELL as the surviving tenant by the entirety.

INEZ GLOVER CANTRELL, A/K/A DOROTHY INEZ CANTRELL died intestate on or about June 8, 2001. Upon her death the subject property passed to her only heir at law, her son, CARL M. CANTRELL, as evidenced by Affidavit of Heirship of record in Instrument No. 20010612-0061992, and corrected by Correction of Legal Description of record in Instrument No. 20131209-0124801, said Register's Office.

CARL M. CANTRELL conveyed his interest in the subject property to LUTHER E. CANTRELL, JR. and HATTIE M. CANTRELL, each a one-half undivided interest as tenants in common, by deed of records in Instrument No. 20010907-0097461, dated September 4, 2001, and corrected by Correction of Legal Description of record in Instrument No. 20131209-0124801, said Register's Office.

HATTIE MAI CANTRELL died on or about November 10, 2013. Her Last Will and Testament, filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 13P1851, devised the subject property to her children, LUTHER E. CANTRELL, JR., a one-half interest and BOBBIE SUE CANTRELL VANLANDINGHAM, a one-half interest.

BOBBIE SUE CANTRELL VANLANDINGHAM conveyed her interest in the subject property to LUTHER E. CANTELL, JR. by Affidavit of Heirship and Conveyance of Interest of record in Instrument No. 20140226-0016582, said Register's Office. (for further reference, see Affidavit of Heirship of record in Instrument No. 20140226-0016581, said Register's Office.)

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 119-03-0-067.00.

Matters shown on the Plan of record in Plat Book 2331, page 106, said Register's Office.

This is improved property located at 119 Dodge Drive Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of January, 2019.

Luther E. Cantrell, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Luther E. Cantrell, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2019.

Notary Public

My Commission Expires: _____

KATIE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022