Karen Johnson Davidson County
Batch# 188468 DEEDWARR
01/25/2019 03:24:50 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20190125-0007703

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $410,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of January, 2019. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin Cartmell Brandy Cartmell	Quicken Loans Inc.	
1336 Cardinal Avenue	1050 Woodward Avenue	06116037800
Nashville, TN 37216	Detroit, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WOODFORD CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN CARTMELL AND BRANDY CARTMELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 6, Block "C", Map of Greenland Estates of record in Plat Book 974, Page 13, 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 a portion of the same property conveyed to Woodford Construction, LLC by Warranty deed from Jeffery R. Strain and wife, Julie G. Strain of record in Instrument No. 20160523-0051471 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 23, 2016.

Being a portion of the same property conveyed to Woodford Construction, LLC by Quitclaim Deed for Separating Property into Two Map and Parcel Numbers & to Split the Property into Two Lots to Re-Establish Original Lot Lines from Woodford Construction, LLC of record in Instrument No. 20170526-0052781 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on May 26, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1336 Cardinal Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of January, 2019.

Woodford Construction, LLC, a Tennessee Limited Liability Company

Michael Bouldin, Member

Mark McCommon, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Bouldin and Mark McCommon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Members of Woodford Construction, LLC, a Tennessee limited liability company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of January, 2019.

Notary Public

My Commission Expires: 5-2-22

