RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911408

Karen Johnson Davidson County
Batch# 192133 DEEDWARR
02/05/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,853.72
20190205-0011184

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $501,006.00.

Sondra Brown State of Tennessee Notary Public Davidson County

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2019.

NOTARY PUBLIC

My commission expires: 3/3/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Lundeen, Brianna Lundee 1821 Sprucewood Lane Nashville, TN 37211	Reliant Bank 101 Creekstone Blvd #200 Franklin, TN 37064	172 -3 -A 183.00

FOR AND IN CONSIDERATION of the sum of Five Hundred One Thousand Six and 00/100 Dollars ($501,006.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ADAM PATRICK CABELL, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER LUNDEEN, BRIANNA LUNDEEN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 101 on the Plan of Summit at The Woodlands, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being a portion of that same property conveyed to Adam Patrick Cabell, a married man, by Warranty Deed from Woodlands Development, LLC, a Tennessee limited liability company, dated November 17, 2017 and recorded at Instrument No. 20171127-0120588, Register's Office for Davidson County, Tennessee. Said property was never the principal residence of Adam Patrick Cabell or his spouse.

Previously being a portion of that same property conveyed to Woodlands Development, LLC, a Tennessee limited liability company, by Quit Claim Deed from Tojo Investments, LLC, a Tennessee limited liability company, recorded June 12, 2014 of record in Instrument No. 20140612-0051487, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of January, 2019.

ADAM PATRICK CABELL

STATE OF OREGON
COUNTY OF MARION

Personally appeared before me, a Notary Public, Adam Patrick Cabell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of January, 2019.

Notary Public

Michael John Seibl
Printed Notary Name

My commission expires: 5/23/2021

OFFICIAL STAMP
MICHAEL JOHN SEIBL
NOTARY PUBLIC-OREGON
COMMISSION NO. 962554
MY COMMISSION EXPIRES MAY 23, 2021

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY