RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811373

Karen Johnson Davidson County
Batch# 211180 DEEDWARR
03/28/2019 11:11:48 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20190328-0028064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of March, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

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
Thomas Testerman 1764 Boxwood Drive Nashville, TN 37211	Same address as new owner	172-03-0-A-160.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Fifty Thousand and 00/100 Dollars ($550,000.00), 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, **THOMAS TESTERMAN**, unmarried, hereinafter called the Grantee(s), his 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 No. 78 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 and accurate description thereof.

Being the same property conveyed to Adam Patrick Cabell, a married man, by Warranty Deed from Woodlands Development, LLC, dated 1/25/2018, recorded 2/1/2018, of record in Instrument No. 20180201-0010318, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property previously conveyed to Woodlands Development, LLC by Quitclaim Deed from Tojo Investments, LLC, recorded 6/12/2014 of record in Instrument No. 20140612-0051487, said Register's Office.

Being a portion of the property previously conveyed to ToJo Investments, LLC by Special Warranty Deed from BancorpSouth Bank, recorded 4/18/2012, of record in Instrument No. 20120418-0033035, said Register's Office.

The address of the herein described property is believed to be 1764 Boxwood Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by TCA Section 26-2-307 or similar statute.

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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of March, 2019.

Adam Patrick Cabell
ADAM PATRICK CABELL

STATE OF ~~TENNESSEE~~ OREGON
COUNTY OF ~~DAVIDSON~~ 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 20 day of March, 2019.

Lynn Merton
Notary Public

OFFICIAL STAMP
LYNN D MERTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 952152
MY COMMISSION EXPIRES JULY 06, 2020

LYNN D. MERTON
Printed Notary Name

My commission expires: 07/06/2020