RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811367

WARRANTY DEED

Karen Johnson Davidson County
Batch# 215404 **DEEDWARR**
04/09/2019 09:49:54 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20190409-0032170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $555,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE 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
Marcia S. Gardner 1741 Boxwood Drive Nashville, TN 37211	Same address as new owner	172-03-0-A-167.00 CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Fifty Five Thousand and 00/100 Dollars ($555,000.00), 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, **MARCIA S. GARDNER**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot 85 on the Plan of Summit at the Woodlands, Phase 2, Cluster Lot Subdivision, as shwon 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 a portion of the same property conveyed to Adam Patrick Cabell, by Warranty Deed from Woodlands Development, LLC, dated 9/28/2017, recorded 10/20/2017, of record in Instrument No. 20171020-0107523, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same 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.

AND BEING a portion of the same 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.

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.

The address of the herein described property is believed to be 1741 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 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), her 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), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of March, 2019.

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 28th day of March, 2019.

Notary Public

OFFICIAL STAMP
SHAUNA DEE BRECTO
NOTARY PUBLIC - OREGON
COMMISSION NO. 952158
MY COMMISSION EXPIRES JULY 07, 2020

Shauna Dee Brecto
Printed Notary Name

My commission expires: 7/7/20