Karen Johnson Davidson County
Batch# 234248 DEEDWARR
05/23/2019 03:26:13 PM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20190523-0049128

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420336**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $329,900.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2019. Notary Public My Commission Expires: 5-3-21

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric Wegendt 204 Antioch Pike Nashville TN 37211	~~New Owner~~ C/O MORTGAGE INVESTORS GROUP 8320 EWALKER SPRINGS LN # 200 KNOXVILLE, TN 37923	Tax Parcel ID No. 133-02-0-182.00

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, **Thomas Duane Cantrell, married,** (Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Eric Wegendt, an unmarried man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Airdrie Subdivision "A", of record in Plat Book 547, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS DUANE CANTRELL, by deed from THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., of record in Instrument No. 20140825-0077263, dated August 22, 2014, said Register's Office.

Alexandrea Cantrell joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 133-02-0-182.00.

Matters shown on the Plan of record in Plat Book 547, page 10, said Register's Office.

This is improved property located at 204 Antioch Pike Nashville TN 37211

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 22nd day of May, 2019.

Thomas Duane Cantrell

Alexandrea Cantrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 22nd day of May, 2019.

Notary Public

My Commission Expires: _____

