WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,763.51.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

A-FG-19-115

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler Lance and Dennis Campbell	New Owner	
(NAME)	(NAME)	025-12-0-082.00
28 Missionary Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	New Owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS A. CANTRELL AND BEVERLY S. CANTRELL, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER LANCE AND DENNIS CAMPBELL, AS TENANTS IN COMMON**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Plan of Section Two Ranchwood Estates of record in Plat Book 3600, Page 67, 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 the same property conveyed to Thomas A. Cantrell and Beverly S. Cantrell, husband and wife by Warranty deed from Tammie F. Reddy, unmarried of record in Book 10957, page 209, Register's Office for Davidson County, Tennessee, dated May 29, 1998 and recorded on June 02, 1998.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3797, Page 290, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 115 Connor Dr, Goodlettsville, Tennessee 37072.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 261664 **DEEDWARR**
07/24/2019 03:04:08 PM 2 pgs
Fees: $13.00 Taxes: $657.72

20190724-0072784

Witness my/our hand(s) this the 19 DAY OF JULY, 2019.

Thomas A. Cantrell

Thomas A. Cantrell

Beverly S. Cantrell

Beverly S. Cantrell

CHRISTINE MITMAN FISCHER
Notary Public - State of Florida
Commission # GG 247783
My Comm. Expires Apr 26, 2020
Bonded through National Notary Assn.

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Flagler

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS A. CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 of July, 2019.

Christine Mitman Fischer

Notary Public
My Commission Expires: 4.26.2020
(SEAL)

CHRISTINE MITMAN FISCHER
Notary Public - State of Florida
Commission # GG 247783
My Comm. Expires Apr 26, 2020
Bonded through National Notary Assn.

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Flagler

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY S. CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 of July, 2019.

Christine Mitman Fischer

Notary Public
My Commission Expires: 4.26.2020
(SEAL)

CHRISTINE MITMAN FISCHER
Notary Public - State of Florida
Commission # GG 247783
My Comm. Expires Apr 26, 2020
Bonded through National Notary Assn.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212