Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912510

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 291522 **DEEDWARR**
09/26/2019 08:50:03 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20190926-0097798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2019.

NOTARY PUBLIC

My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

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 |
|---|---|---|
| Marilyn Hetrick<br>1749 Boxwood Drive<br>Nashville, TN 37211 | Same address as new owner | 172 03 0A 165.00CO |

FOR AND IN CONSIDERATION of the sum of Five Hundred Forty Thousand and 00/100 Dollars ($540,000.00), 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, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARILYN HETRICK, UNMARRIED**, 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 83 on the Plan of Summit At The Woodlands, Phase 2, Cluster Lot Subdivision, 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 that same property conveyed to Adam Patrick Cabell by Warranty Deed from Woodlands Development, LLC, a Tennessee limited liability company, dated 10/28/2017 and recorded in Instrument No. Instrument No. 2071020-0107523, Register's Office for Davidson County, Tennessee.

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 19th day of September, 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 19th day of September, 2019.

Notary Public

Debbie Kay Gall
Printed Notary Name

OFFICIAL STAMP
DEBBIE KAY GALL
NOTARY PUBLIC-OREGON
COMMISSION NO. 983018
MY COMMISSION EXPIRES FEBRUARY 07, 2023

My commission expires: 02.07.2023