Karen Johnson Davidson County
Batch# 307329 DEEDWARR
10/29/2019 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20191029-0110607

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912704

WARRANTY DEED

MARIAH SUTTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2019.

NOTARY PUBLIC

My commission expires 7-3-2023

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
Abbie Rachel Parker Derek Webb 1756 Boxwood Drive Nashville, TN 37211	Same address as new owner	172-03-04-158.00

FOR AND IN CONSIDERATION of the sum of no and 00/100 Dollars ($0.00), 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, **THOMAS HARGRAVE CABELL, JR. A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ABBIE RACHEL PARKER AND DEREK WEBB, WIFE AND HUSBAND, AND BRANDON DOUGLAS WEBB, A MARRIED MAN, AS JOINT TENANTS**, 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 No. 75, as shown on the map entitled Summit at The Woodlands of record in Instrument Number 20170724-0074740, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Hargrave Cabell, Jr., a married man by Warranty Deed from Woodlands Phase 2, LLC a Tennessee Limited Liability Company, dated January 31, 2018 and recorded February 7, 2018 in Instrument Number 20180207-0012478, Register's Office for Davidson County, Tennessee. Said property was never the principal residence of Thomas Hargrave Cabell, Jr., or his spouse.

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.

Property more commonly known as 1756 Boxwood Drive, Nashville, TN 37211.

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 they are lawfully seized and possessed of said real estate; that they 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 are being paid at closing.

The undersigned further covenant and bind themselves, their 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 15th day of October, 2019.

Thomas Hargrave Cabell Jr

THOMAS HARGRAVE CABELL, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Thomas Hargrave Cabell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of October, 2019.

Notary Public

Bryan F. Cunningham

Printed Notary Name

My commission expires: 6-20-2021

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020