WARRANTY DEED

Karen Johnson Davidson County
Batch# 584662 DEEDWARR
03/04/2021 11:28:52 AM 2 pgs
Fees: $13.00 Taxes: $743.70

20210304-0028286

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 7-18-23

(AFFIX SEAL)

KIM DEBERRY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
3813 Cantarutti Road, LLC	SAME	29-206
(NAME)	(NAME)	
233 Grassy Glen Dr		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210200

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Faith Inman** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **3813 Cantarutti Road, LLC**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 14th, formerly 24th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the South margin of Cantarutti Road (Old Allesio Road), said point being N 87°W 265.3 feet from a point in the center of the easterly land of US Hwy 41; thence S 03°30'W 200 feet to an iron pin; thence N 87°W 100 feet to an iron pin; thence N 03°30'E 200 feet to the South margin of Cantarutti Road; thence with the south margin of said road S 87°E 100 feet to the point of beginning.

BEING the same property conveyed to Bonnie Inman by Warranty Deed from Troy M. Poole and wife, Reba J. Poole, dated October 15, 2015 and filed of record in Instrument No. 20151016-0105580, Register's Office for Davidson County, Tennessee. The said Bonnie Inman having since died intestate or about December 22, 2019.

Unimproved ☐

This is improved ☒ property, known as 3813 Cantarutti Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of February, 2021

Faith Inman

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Faith Inman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th of February, 2021.

Notary Public
My Commission Expires: 7-18-23

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY