WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF AUGUST, 2002.

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: September 24, 2005

AFFIX SEAL

VICTORIA D. HALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, 113 29th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Cherrico	Steven Cherrico	169-09-0-A 115
(NAME)	(NAME)	
5510 Country Way, #115	5510 Country Way Townhome 115	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

Willodean S. Pendergrass, a widow HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Cherrico and wife, Jessica Cherrico, 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:

Being Town House No. 115, Building No. 20, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda A. Pendergrass by deed from Willodean S. Pendergrass of record in Book 8506, Page 799, Register's Office for Davidson County, Tennessee. The said Brenda A. Pendergrass having since died intestate, with Willodean S. Pendergrass as her sole distributee.

unimproved ☐

This is improved ☒ property, known as 5510 Country Way Townhome 115, Nashville, TN 37211

(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 28th day of August, 2002.

Willodean S. Pendergrass By Wayne B. Pendergrass
Willodean S. Pendergrass

Davidson County DEEDWARR
Recvd: 09/03/02 14:54 2pgs
Fees:13.00 Taxes:314.50

20020903-0106056

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, this 28th day of August, 2002.

Tricia Ball
Notary Public

My Commission Expires: 9/24/05

