WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-18-05
(AFFIX SEAL)

HEATHER LEE NOTARY PUBLIC AT LARGE RUTHERFORD CO.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/02/04 15:01 2pgs
Fees:13.00 Taxes:384.80
20040302-0023671

d-0392

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikki N. Cheatham	Union Planters Bank, N.A.	091-08-0-315.00
(NAME)	(NAME)	
815 40th Avenue North	2019 Richard Jones Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(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, PT Development, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nikki N. Cheatham, a married 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:

Land in Davidson County, Tennessee, being the Southerly 20 feet of Lot No. 4 and all of Lot No. 5 of Block "R" on the Map of the Subdivision of parts of Lots Nos. 19 and 20, Clifton Plan, called Plan No. 3 of West Nashville, not of record, and more particularly described as follows:

Beginning on the Westerly margin of 40th Avenue North, formerly Clifton Avenue, at a point 100 feet South of the southerly margin of Michigan Avenue; thence, westerly 115 feet to the easterly margin of an alley; thence, with said alley southwardly 50 feet to the corner of Lots Nos. 5 and 6; thence, with the line between said two lots eastwardly 115 feet to the westerly margin of 40th Avenue North; thence, with said avenue northwardly 50 feet to the beginning.

Being the same property conveyed to PT Development, LLC by Warranty Deed from Sadie Braden, Mattie M. McCutchion, Tommy Lee Braden, Charles A. Braden, Betty Braden Correthers, Robert P. Braden, and Elza Braden, Jr., Heirs-at-Law of Elza Braden, deceased, dated September 25, 2000, of record in Instrument Number 20000927-0095675, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 815 40th Ave. North, Nashville, TN 37209
(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 13th day of February, 2004.

PT Development, LLC

By: Michael W. Calleja

Michael W. Calleja, VP

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 13th day of February, 2004.

Commission expires:

Notary Public

HEATHER LEE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael W. Calleja with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Vice President respectively of the PT Development, LLC the within named bargainor, and corporation, and that he/she as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael W. Calleja as such Vice President .
Witness my hand at office this the 13th day of February, 2004.

Heather Lee
Notary Public

My Commission Expires: 6-18-05

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027