G#19071-3
Box #14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 30, 20[illegible]

(AFFIX SEAL)

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine M. Peplowski		142-6-OA-162CO
(NAME)	(NAME)	
810 Bellevue Road #162	SunTrust Mortgage, Inc.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	P.O. Box 70941	
(CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041	
	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/04/05 14:27 2 pgs
Fees:13.00 Taxes:303.40

20050804-0091932

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,

Aldon E. Cheatham, a married man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine M. Peplowski,

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 Unit No. 162, Building 17 together with garage, designated as No. 162G, on the Plan of "Peppertree" – Creekside Meadows Condominiums as of record in Plat Book 4675, page 52, Revised in Plat Book 4675, pages 128 through 130, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Aldon E. Cheatham, a single person, by deed from M. Elizabeth Charlton Lindsey, being one and the same person as M. Elizabeth Charlton and husband, Scott Lindsey, a/k/a Scott P. Lindsey, dated January 2, 2001, of record in Instrument Number 20010108-0002299, Register's Office for Davidson County, Tennessee.

Leslie E. Cheatham hereby joins in this conveyance in order to relinquish any rights she may have to the property herein described by virtue of her marriage to Aldon E. Cheatham.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

This is improved ☒ property, known as 810 Bellevue Road #162, Nashville, TN 37221
(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 our hands this 29th day of July, 2005.

Aldon E. Cheatham

Leslie E. Cheatham

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 29th day of July, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Aaron E. Cheatham and Leslie E. Cheatham known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 29th day of July, 2005.

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.