WARRANTY DEED

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: March 18, 2005.

(AFFIX SEAL)

My Commission Exp. Jan. 26, 2008

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Fuller	Fidelity Home Mortgage Corp	96-14-0/239.00
(NAME)	(NAME)	
3108 Jonesboro Dr.	1012 North Point Road	
(ADDRESS)	(ADDRESS)	
nashville, TN 37214	Baltimore, MD 21224	
(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, **Michael J. Cheek and wife, Tammy W. Cheek**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin E. Fuller and husband Matthew J. Fuller**, 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:

Situated in Davidson County, Tennessee and being known and designated as Lot No. 218 on the Plan of Hickory Bend, Section 4, as of record in Book 4175, Page 34, Register's Office for Davidson County, Tennessee, as amended in Book 4367, Page 805, in said Register's Office.

Being the same property conveyed to Michael J. Cheek and wife, Tammy W. Cheek by Warranty Deed from Metropolitan Nashville Airport Authority dated October 19, 1994 and filed for record in Book 9519, Page 935. Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the Plan of Record in Book 4175, Page 34 in the Register's Office for Davidson County, Tennessee.
Subject to Restrictive Covenants contained in instrument of record in Book 4272, Page 832, and Book 4367, Page 805, said Register's Office.
This Conveyance is made subject to all restrictions, zoning and planning ordinances, to bulding setback lines, and all existing easements of record and governmental regulations that may affect the premises
The 2005 County Taxes have been collected from the seller.

unimproved ☐

This is improved ☒ property, known as 3108 Jonesboro Dr., Nashville, TN 37214

(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.

Michael J. Cheek

Tammy W. Cheek

Davidson County DEEDWARR
Recvd: 09/08/05 08:33 2 pgs
Fees:13.00 Taxes:416.25
20050908-0107873

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Michael J. Cheek and wife, Tammy W. Cheek the bargainor (s), 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 official seal at Nashville, Tennessee this 29th day of August, 2005.

Commission expires: March 18, 2005

Judith C. Jacobs Notary Public

