File No. 251000442

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/05 11:20 2 pgs
Fees:13.00 Taxes:333.37

20051027-0129887

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Holt	Amy Holt	052-13-0B-072.00
(NAME) 1106 Alandee	(NAME) 1106 Alandee	
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Nashville, Tennessee 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Quanicca Cheatham, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy Holt, unmarried, HEREINAFTER CALLED THE GRANTEE(S), her 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 all of Unit No. 106, on the Condominium Site Plan, Phase II-C, Section 2, River Glen, Planned Unit Development, as shown by plat appearing of record in Plat Book 6900, Pages 650 and 651, amended in Book 7900, Pages 548 and 549, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Quanicca Cheatham, unmarried by Warranty Deed dated December 21, 2001 of record in Instrument No. 20011231-0145148, Register's Office for Davidson County, Tennessee.

Charter for Homeowners' Association of record in Book 8069, Page 158 and Instrument No. 20020425-0051348; Master Deed and By-Laws of record in Book 7566, Page 571, Book 9730, Page 944, Book 9730, Page 947, Instrument No. 20040915-0111299 and Instrument No. 20040915-0111301; Storm Water Detention Agreement of record in Instrument No. 20010816-0088874; Sewer Easement of record in Book 7061, Page 172 and Book 9523, Page 164; Water Main Easement of record in Book 9523, Page 168 and Book 7061, Page 196; Access Easement of record in Book 7296, Page 484; Transmission Line Easement of record in Book 3961, Page 681; Flowage Easement of record in Book 2200, Page 119; all matters shown on plat of record in Plat Book 6900, Pages 650 and 651, amended in Book 7900, Pages 548, Page 549, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1106 Alandee, 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 GRANTEE(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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/our hand(s) this 21st day of October, 2005.

Quanicca Cheatham

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand at office this 21st day of October, 2005.

Commission expires: November 22, 2008



Kim Gillespie Notary Public

File Number: [redacted]0442

RETURN TO:
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066