Davidson County DEEDWARR
Recvd: 08/16/07 14:16 2 pgs
Fees:13.00 Taxes:1328.91

20070816-0098116

WARRANTY DEED

Return:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

700513

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,165.00

Micah R. Matheny
Affiant

Subscribed and sworn to before me, this 30th day of July, 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SELINA KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew T. Cheatham	Market Street Mortgage	172-9-O-A
(NAME)	(NAME)	(MAP)
908 S. Wickshire Way	2650 McCormick Dr.	125.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Clearwater, FL 33759	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Arnetta Woodard, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Matthew T. Cheatham, a married man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 125, on the Plan of Section Three, Banbury Crossing, of record in Plat Book 9700, pages 665 thru 666, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Arnetta Woodard, by deed from The Jones Company Custom Homes of Tennessee, Inc., of record in Instrument No. 20021112-0139883, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 908 S. Wickshire Way, Brentwood, Tennessee 37027

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/our hand(s) this 30th day of July, 2007.

Arnetta Woodard

Arnetta Woodard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Arnetta Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of July, 2007.

Notary Public

My Commission Expires: 9/19/09

