WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100027315 DEEDWARR
Recvd: 05/06/10 15:03 2 pgs
Fees:13.00 Taxes:436.60
20100506-0034768

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2010.

Denise C. Allison
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) MY COMMISSION EXPIRES May 08, 2012

DENISE C. ALLISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda S. Dashiell	Bank of America, N.A.	13609000100
(NAME) 574 Rural Hill Rd.	(NAME) 101 South Tryon Street	
(ADDRESS) Nashville, TN	(ADDRESS) Charlotte, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100363

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, Christopher N. Cheatham and Crystal Cheatham**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Linda S. Dashiell and Sonya Burroughs**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 76 on the Plan of Edge-O-Lake Estates, Section 4, of record in Plat book 3600, page 80, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Christopher N. Cheatham by Warranty Deed from Connie M. Fuller, dated April 1, 1998 and filed of record in Book 10877, Page 824, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from Christopher N. Cheatham and wife, Crystal Cheatham to Christopher N. Cheatham, dated May 31, 2006 and filed of record in Instrument 20060607-0067376, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 574 Rural Hill Rd., Nashville, TN 37217

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of April, 2010.

Christopher N. Cheatham

Crystal Cheatham

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Christopher N. Cheatham and Crystal Cheatham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of

satisfactory evidence, and who acknowledged that Christopher N. Cheatham and Crystal Cheatham executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2010.

Commission expires: 10/21/13

Notary Public

LOIS J. WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY