THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100173** BILL GARRETT, Davidson County Trans:T20140001070 DEEDWARR Recvd: 01/06/14 15:30 2 pgs Fees:13.00 Taxes:494.69 20140106-0001393	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $133,700.00. Nancy K. Cheek Affiant Subscribed and sworn to before me, this 27th day of December, 2013. Notary Public My Commission Expires: _____ JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Nancy K. Cheek 5012 Singing Hills Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 176-05-0B-114.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Claude C. Roach** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy K. Cheek, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 212, SECTION C, HICKORY WOODS ESTATES, as shown on plat of record in Plat Book 6900, Pages 885-887, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gail J. Roach by Tennessee Special Warranty Deed from Bank of West, recorded on the 29th day of May, 2009 in Instrument No. 20090529-0049408, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Claude C. Roach by Quitclaim Deed from Gail J. Roach, recorded on the 6th day of December, 2013 in Instrument No. 20140106-0001392, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION C, HICKORY WOODS ESTATES, as recorded in Plat Book 6900, Page(s) 885-887 and Boundary Plat recorded in Plat Book 6900, Page 884.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7823, Page 857, corrected in Book 9616, Page 470 and Book 9616, Page 477.

Terms and provisions of by-Laws recorded in Book 7932, Page 648, Rules and Regulations recorded at Instrument Nos. 20010614-0062709 and 20011015-0111957, amended at Instrument No. 20031010-0150800.

Charter of Hickory Woods Estates Homeowners Association recorded in Book 7857, Page 87, re-recorded in Book 7876, Page 67 and Book 9680, Page 319.

Easement for Ingress and Egress, recorded in Book 6079, Page 365.

Easement for Right-of-Way, recorded in Book 7145, Page 614 and Book 7145, Page 618.

This is improved property located at 5012 Singing Hills Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of December, 2013.

Claude C. Roach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Claude C. Roach, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2013.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017