BILL GARRETT, Davidson County
Trans:T20140011905 DEEDWARR
Recvd: 02/20/14 10:44 2 pgs
Fees:13.00 Taxes:1369.00
20140220-0014571

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14047

Send Tax Bills To:
BancorpSouth Bank
P.O. Box 3356
Tupelo, MS 38803

New Owner is:
Guy N. Cheney
4709 Medalist Circle
Hermitage, TN 37076

MAP: 085-04-0A

PARCEL: 108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James A. LaRosa and wife, Janet Johnson LaRosa**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Guy N. Cheney and Renita Wynne Cheney, husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **4709 Medalist Circle, Hermitage, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 108 on the plan of the First Revision, Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 1a, a Planned Unit Development, of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to James A. LaRosa and Janet Johnson LaRosa, husband and wife, by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated 7/29/11 and recorded 8/8/11 in Instrument No. 20110808-0061093, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of February, 2014.

GRANTOR(S):

JAMES A. LAROSA

JANET JOHNSON LAROSA

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James A. LaRosa and Janet Johnson LaRosa**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of February, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00**.

AFFIANT

SWORN TO and subscribed before me this 14th day of February, 2014.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 10/18/2016