BILL GARRETT, Davidson County
Trans:T20140014835 DEEDWARR
Recvd: 03/04/14 14:38 2 pgs
Fees:13.00 Taxes:1154.40
20140304-0018215

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $312,000.00. Affiant Subscribed and sworn to before me, this the 28th day of February, 2014. Notary Public My commission expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Emily Layne Cheatham Thomas J. Cheatham, Jr. Mildred Carole Cheatham	Capstar Bank d/b/a Farmington Mortgage	
1706 18th Ave. S. #312	2002 Richard Jones Rd., Suite 300A	104-08-0M-412.00-CO
Nashville, TN 37212	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBRA GRIMES, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY LAYNE CHEATHAM, UNMARRIED AND THOMAS J. CHEATHAM, JR., AND MILDRED CAROLE CHEATHAM, HUSBAND AND WIFE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 412, and one parking space, of The Glen Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, and Instrument No. 20081124-0115172, all in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to Amendment No 3 to Master Deed of record in Instrument No. 20081124-0115172, said register's office; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed to Debra Grimes, a single person by Warranty Deed from The Nashville Glen, LLC, a Tennessee limited liability company of record at Instrument No. 20081230-0123345, Register's Office for Davidson County, Tennessee, dated December 30, 2008 and recorded on December 30, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1706 18th Ave. S. #312, Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of February, 2014.

Debra Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Debra Grimes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of February, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY