RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 6, 2018

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046199 DEEDWARR
Recvd: 06/30/14 10:02 2 pgs
Fees:13.00 Taxes:1868.50
20140630-0056923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jo Cheuvront and Steve Cheuvront	**SAME**	**116080F12300CO**
(NAME)	(NAME)	
123 Prospect Hill		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jodi L. Schrick, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Jo Cheuvront and Steve Cheuvront, husband and wife**, 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:

Land in Davidson County, Tennessee, being lot No. 123 on the Plan of Re-subdivision of Lot Nos. 123 & 124 of Sugartree Phase #3 Revised, as of record in Plat Book 5210, page 343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to A. Clyde Heflin, Jr. and Jodi L. Schrick, tenants in Common with the right of Survivorship by deed dated September 30, 2006 from Roderick Buffington and Melissa Buffington, husband and wife of record in Instrument No. 20061003-0122739, Register's Office for Davidson County, Tennessee. The said A. Clyde Heflin, Jr., an unmarried man and Jodi L. Schrick, an unmarried woman, have since conveyed their interest to Jodi L. Schrick, an unmarried woman by Quitclaim Deed of record in Instrument No. 20090625-0059083, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Restrictions of record in Book 4857, page 157, amended in Book 4911, page 356; Book 4996, page 126; Book 5003, page 688; book 5087, page 220; Book 5152, page 401; Book 5514, page 138 and in Book 5691, page 61; Book 11758, Page 466 (2) Easements of record in Book 3400, page 63; Book 7061, page 100 and (3) all matters appearing on the Plan of Record in Plat book 5210, page 343, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **123 Prospect Hill, Nashville, TN 37205**

(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, 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 hand this 25th day of June, 2014.

Jodi L. Schrick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Jodi L. Schrick**, an unmarried woman with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 2014.

Commission expires: May 8, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public