File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2017

G-TG-14-939

BILL GARRETT, Davidson County
Trans:T20140054504 DEEDWARR
Recvd: 07/28/14 15:37 2 pgs
Fees:13.00 Taxes:275.65
20140728-0067011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Debra A. Cheek and David R. Cheek	New Owner	
(NAME)	(NAME)	**149-02-0B-146.00**
939 Strand Fleet Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT CODY BROWN, MARRIED AND HAL F. HYDE, MARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEBRA A. CHEEK AND DAVID R. CHEEK, WIFE AND HUSBAND AND RYAN M. HARPER, UNMARRIED ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 186B on the Plan of Zone Lot Division Lots 181 through 186, 192 and 196 through 202, Piccadilly Square Phase II, a Planned Unit Development of record in Plat Book 6900, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Cody Brown and Hal F. Hyde by deed from Carlos Lomanto and wife, Colleen Lomanto of record in Instrument No. 20120820-0074341, as corrected by Scrivener's Affidavit of record in Instrument No. 20120905-0080170 Register's Office for Davidson County, Tennessee, dated August 14, 2012 and recorded on August 20, 2012.

Shandella Brown, spouse of Robert Cody Brown, joins in this conveyance to convey any and all marital residence she may have to said property. The above referenced property has never been the principal martial residence of Hal F. Hyde and spouse.

Robert Cody Brown signs the Warranty Deed on behalf of Hal F. Hyde as per the General Durable Power of Attorney filed in the Register's Office for Davidson County, Tennessee of rercord in Instrument No. 20140723-0065457.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 14, amending Plat Book 6250, page 93, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6236, Page 683 and Book 6236, page 730, as amended in Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409; Book 6306, page 833; Book 6295, page 588; Book 6300, page 431 , Book 6355, page 322, Amended in Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, Clarification of record in Book 6830, page 739 Register's Office for Davidson County, Tennessee.
- By-Laws of Piccadilly Square of record in Book 6236, Page 708 as amended in Book 6295, Page 572, Book 6295, Page 580 and Book 6295, Page 588, Register's Office for Davidson County, Tennessee.
- Charter of Piccadilly Square Homeowner's Association of record in Book 6236, Page 703 as amended in Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564 and Book 6300, Page 423, Register's Office for Davidson County, Tennessee.
- Information Brochure for Piccadilly Square Homeowner's Association of record in Book 6236, Page 726; as amended in Book 6295, Page 596; Book 6795, Page 602 and Book 6300, Page 439, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **939 Strand Fleet Drive, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF JULY, 2014.

Robert Cody Brown

Hal F. Hyde by Robert Cody Brown, Attorney in Fact

Hal F. Hyde by Robert Cody Brown,
Attorney in Fact Attorney in Fact

Shandella Brown

STATE OF MO
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT CODY BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 of July, 2014.

Laural E. Crues
Notary Public
My Commission Expires: 5/29/16
(SEAL)

LAURAL E. CRUES
My Commission Expires
May 29, 2016
St. Louis City
Commission #12558336

STATE OF MO
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Cody Brown , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HAL F. HYDE and who acknowledged he executed the same as the free act and deed of the said HAL F. HYDE.

Witness my hand and official seal, this the 24 of July, 2014.

Laural E. Crues
Notary Public
My Commission Expires: 5/29/16
(SEAL)

LAURAL E. CRUES
My Commission Expires
May 29, 2016
St. Louis City
Commission #12558336

STATE OF MO
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANDELLA BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 of July, 2014.

Laural E. Crues
Notary Public
My Commission Expires: 5/29/16
(SEAL)

LAURAL E. CRUES
My Commission Expires
May 29, 2016
St. Louis City
Commission #12558336

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212