return to: John T Cook, PC
2927 Berry Hill Drive
Nashville, TN 37204

26936-9 Box 14

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 2/13/17

(AFFIX SEAL)

JOHN COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lyle D. Cheatham Cynthia L. Cheatham	Highlands Residential Mortgage, Ltd.	103160e02800co
(NAME)	(NAME)	
3901 Whitland Avenue, Number 28	12001 N. Central Expressway, Ste. 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patrick K. Murphy, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lyle D. Cheatham and Cynthia L. Cheatham, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 28 of Whitland Place Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 597, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Patrick K. Murphy, unmarried, by deed of record in Instrument No. 20051007-0121668 , Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 3901 Whitland Avenue, Number 28, 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.

BILL GARRETT, Davidson County
Trans:T20150019584 DEEDWARR
Recvd: 03/18/15 09:28 2 pgs
Fees:13.00 Taxes:647.13
20150318-0023147

Witness my/our hands this 6th day of March, 2015.

Patrick K. Murphy

State of Tennessee
County of Williamson

Personally appeared before me Patrick K. Murphy, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of March, 2015.

Notary Public
My Commission Expires: 5.5.15

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

File No.. 9269