Davidson County	DEEDWARR
Recvd: 05/01/15 09:59	2 pgs
Fees:13.00 Taxes:647.50	
20150501-0039213	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cindy K. Cheeves	Cindy K. Cheeves	068 00 0 061.00
(NAME)	(NAME)	
4618 Ashland City Highway	(New owner)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sammy Allen Green**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cindy K. Cheeves**, 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: Unmarried

Beginning at a concrete monument in the north margin of Hydes Ferry Pike, the same being Wall's SE corner; thence with the north margin of Hydes Ferry Pike generally in an easterly direction, 573.2 feet to a fence stake, the beginning point of the property described in this conveyance; thence North 4 deg. 45' 30" East 17 feet to a bearing stake and continuing on 891.57 feet, passing through two bearing stakes to a fence stake; thence South 86 deg. 45' East 376.03 feet to a fence stake; thence South 8 deg. 36' 29" West passing through two bearing stakes 914.81 feet to a concrete monument in the north margin of Hydes Ferry Pike; thence with the north margin of said Pike, 326.56 feet to the beginning, containing 7.15 acres, more or less, according to survey of Jack R. Underwood, No. 420, dated 1973.

Being the same property conveyed to Joe Green and wife, Barbara Green by Warranty Deed from John Robert Martin and L. H. Melton, dated August 28, 1982 and recorded September 8, 1982 in Book 5934, Page 699, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sammy Allen Green by Quitclaim Deed from Sammy Allen Green, executor and sole heir of the deceased, Barbara A. Green, dated October 17, 2011 and recorded October 17, 2011 as Instrument No. 20111017-0080552, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-151627

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4618 Ashland City Highway, Nashville, TN 37218

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, has 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 our hands this 24th day of April 2015

Sammy Allen Green

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Sammy Allen Greenthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018