Davidson County	DEEDWARR
Recvd: 05/04/15 15:49	3 pgs
Fees:18.00 Taxes:377.40	
20150504-0040446	

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1236

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Courtney B. Caine 730 Willow Trace Whites Creek, TN 37189	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	49-16-A-34.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

HILARY MOHSENZADEH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-02-2018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Christopher Cheney and Lindsey Cheney, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Courtney B. Caine, a single person,** 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. 52, on the Plan of Willow Trace Subdivision, a plat of which is of record in Book 7900, page 46, as amended in Book 8179, page 461, in the Register's Office for Davidson County, Tennessee, to which plat and amendment reference are hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Cheney and Lindsey Cheney a/k/a Christopher Michael Cheney and wife, Lindsey J. Cheney by Special Warranty Deed from Federal National Mortgage Association, dated March 5, 2010, recorded April 6, 2010, of record in Instrument No. 20100406-0025621, Register's Office for Davidson County, Tennessee.

Christopher Cheney and Christopher Michael Cheney are one in the same person.
Lindsey Cheney and Lindsey J. Cheney are one in the same person.

This is ☑ Improved OR ☐ Unimproved property located at: **730 Willow Trace, Whites Creek, TN 37189**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **April, 2015.**

GRANTOR(S)

Christopher Cheney

Lindsey Cheney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher Cheney and Lindsey Cheney** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **29th** day of **April, 2015.**

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires:

Certification of Authenticity

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).