BILL GARRETT, Davidson County
Trans:T20150037235 DEEDWARR
Recvd: 05/13/15 14:25 3 pgs
Fees:18.00 Taxes:197.95
20150513-0044103

This instrument prepared by:
Access Title & Escrow, Inc.
214 N. Jefferson St.
Winchester, TN 37398

Send Tax Bills to property owner:
Anna Marie Cheek
664 James Ave.
Nashville, TN 37209

WARRANTY DEED

Map-Parcel Numbers: 091 05 0; 018.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Anna M. Cheek a/k/a Anna Marie Cheek, Lou E. Stuart, Janice E. Scott and Terry L. Bates**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Anna Marie Cheek**, hereinafter called the grantee, her 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. 3 on the plan of Moss-Wood Subdivision, of record in Book 2663, page 102, Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the southeasterly margin of James Avenue and extends back 130 feet on the southwesterly line and 130 feet on the northeasterly line to a dead line in the rear, measuring 60 feet thereon.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Benjamin F. Stuart and wife, Martha E. Stuart by deed from Francine D. Scott and husband, John Scott, dated July 21, 1988 and filed July 22, 1988 of record in Book 7606, Page 410, and Identifying Reference No. 51726, Register's Office for said County. The said Benjamin F. Stuart predeceased Martha E. Stuart, leaving her as sole owner by Tenancy by Entireties. The said Martha E. Stuart died on April 10, 2014, testate, the said will being acknowledged for probate for muniment of title, Probate File #14P824 in the County of Davidson, office of Probate Court, Tennessee. The said Lou E. Stuart, Janice E. Scott, Anna M. Cheek a/k/a Anna Marie Cheek and Terry L. Bates being the sole heirs of the Estate of Martha E. Stuart.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to all terms and provisions of Plat of reference in Book 2663, page 102, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

This is improved (X) or unimproved ( ) property, known as:
664 James Avenue, Nashville, TN 37209

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, her heirs and assigns forever, and we do covenant with the said GRANTEE 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, her 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 hand (s) this the 28th day of April, 2015.

Anna M. Cheek Anna Marie Cheek

Anna M. Cheek a/k/a Anna Marie Cheek

Lou E. Stuart

Lou E. Stuart

Janice E. Scott

Janice E. Scott

Terry L. Bates

Terry L. Bates

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna M. Cheek a/k/a Anna Marie Cheek, Lou E. Stuart, Janice E. Scott and Terry L. Bates, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 28th day of April, 2015.

Notary Public:

VICTORIA A. POE
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

My Commission Expires: 03/15/2017

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State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $53,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2015.

Notary Public:

My Commission Expires: 03/15/2017

VICTORIA A. POE
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY