BILL GARRETT, Davidson County
Trans:T20150055556 DEEDWARR
Recvd: 07/09/15 11:24 3 pgs
Fees:18.00 Taxes:3194.95
20150709-0066720

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 9748

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32468-06-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $863,500.00. Affiant Subscribed and sworn to before me this 1st day of July, 2015. Notary Public My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dudley Cheadle, Mary Cheadle 308 Lynnwood Blvd. Nashville, TN 37205	new owner	Map and Parcel No.: 116 07 0 071 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rosemary Lombardy, Trustee for the Rosemary Lombardy Revocable Trust Dated August 13, 2010,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dudley A. Cheadle and wife Mary B. Cheadle** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 308 Lynnwood Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 1st day of July, 2015.

Rosemary Lombardy, Trustee for the
Rosemary Lombardy Revocable Trust
Dated August 13, 2010

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rosemary Lombardy, Trustee for the Rosemary Lombardy Revocable Trust Dated August 13, 2010**, 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, at office, this 1st day of July, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being the north one-half of Lot No. 26 on the Map of Royal Oaks Land Co's Subdivision of the Baker Tract, of record in Book 421, pagges 102 and 103, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 26 fronts 100 feet on the easterly side of Lynnwood Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Rosemary Lombardy, Trustee for the Rosemary Lombardy Revocable Trust Dated August 13, 2010 by Quitclaim Deed dated August 2, 2010 from Rosemary Lombardy and Anthony Lombardy of record in Instrument No. 20101021-0084494, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 116 07 0 071 00.
2. Belle Meade City taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 07 0 071 00.
3. Restrictive covenants contained in an instrument of record in Book 739, page 207, Register's Office for Davidson, County, Tennessee.
4. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.