Davidson County DEEDWARR
Recvd: 04/28/16 13:47 2 pgs
Fees:13.00 Taxes:650.83
20160428-0041605

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of April, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tarika R. Caldwell	Regions Bank dba Regions Mortgage	176 05 0B 114.00
(NAME)	(NAME)	
5012 Singing Hills Dr	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Five Thousand Nine Hundred And No/100 Dollars ($175,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nancy K. Cheek, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tarika R. Caldwell, an unmarried woman**, 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 212, Section C, Hickory Woods Estates, as shown on plat of record in Plat Book 6900, Page 885-887, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nancy K. Cheek, an unmarried woman by Warranty Deed from Claude C. Roach dated December 27, 2013 and recorded January 06, 2014 as Instrument No. 201401060001393, in said Register's Office for Davidson County, Tennessee.

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 5012 Singing Hills Dr, Antioch, TN 37013

File Number: NAT-161167FC

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 27th day of April, 2016.

Nancy K. Cheek, by her Attorney-in-Fact

Nancy K. Cheek
by J. Wayne Thomas, attorney-in-fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared J. Wayne Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nancy K. Cheek, as her Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Nancy K. Cheek for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2016.

Nauzie Karami

Notary Public

My Commission Expires: 12-6-16

(SEAL)

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I Anita L. Leach, 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.

Anita L. Leach

State of Tennessee/County of Wilson SS:

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

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

Shelly M Smith

Commission Expires
4-24-2018

File Number: NAT-161167FC