BILL GARRETT, Davidson County
Trans:T20160044485 DEEDWARR
Recvd: 05/26/16 11:04 2 pgs
Fees:13.00 Taxes:1669.44

20160526-0053085

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
SUN TRUST BANK BUILDING
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| Joan B. Cheek<br>692 Timber Lane<br>Nashville, Tennessee 37215 | New Owner | 117-02-0C-047.00-CO |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 451.200.00

Emily D. Freeman
AFFIANT

SWORN to and subscribed before me on this 23 day of May, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, **EMILY FREEMAN, et vir NEIL CHRISTY,** by these presents do hereby sell and convey unto **JOAN B. CHEEK,** her heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

The following described real estate situated in Davidson County, Tennessee and more particularly as follows, to-wit:

Situated in Davidson County, described as follows, to Wit:

Land in Davidson County, TN, being Unit 47 together with carport designated No. 47A on the Plan of Regency Park of Record in Plat Book 3700, pages 111 and 112, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of the Association of owners of the Regency Park Condominium, a horizontal property regime established by master deed of record in Book 3815, page 778, amended in Book 4364, page 381; Book 4767, page 431, Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 33; Book 9746, page 83; Book 11288, page 513, said Register's Office.

Subject to all easement, covenants, conditions, reservations, and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, and all real estate taxes and assessments not yet due and payable.

Being the same property conveyed by deed recorded in Document No. 20051228015502, of the Davidson County, Tennessee records.

This is improved property commonly known as 692 Timber Lane, Unit 47, Nashville, Tennessee 37215.

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. Davidson County property tax for the year 2016, a lien but not yet due and payable.
2. The Plan of record in Book 3700, pages 111 & 112, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, easements and setback lines.

3. By-Laws of Woodlawn Manor (now known as Regency Park) Homeowners Association of record in Book 3815, page 788, amended in Book 4364, page 381; Book 4767, page 432; Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343; Book 9746, page 83, Book 11288, page 513; and Instrument #20031029-0159210, Register's Office for Davidson County, Tennessee.
4. Master Deed of Woodlawn Manor, Inc. (now known as Regency Park) of record ind Book 3815, page 778, said Register's Office.
5. Charter of Regency Park Condominium HOA, of record in Book8129, page 118, amended and restated in Book 8500, page 717, said Register's Office.
6. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4067, page 947, said Register's Office.
7. Repurchase and Option Agreement of record at Book 3907, page 839, Said Register's Office.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 23 day of May, 2016.

Emily S. Freeman
Emily Freeman

Neil Christy
Neil Christy

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, James T. Harris, a Notary Public in and for the State and County aforesaid, personally appeared Emily S. Freeman + Neil Christy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 23rd day of MAY, 2016, at _____, Tennessee.

J. T. H.
NOTARY PUBLIC

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017