Davidson County DEEDWARR
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#33467

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33467-01-2017** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $271,000.00. Affiant Subscribed and sworn to before me this 3rd day of February, 2017. Notary Public My Commission Expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Linda Jean Chupp 1551 Wildwood Drive Wooster, OH 44691	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 143 010 A 107 00CO

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, **Mamie Hutton Cheek and Robert S. Cheek, II, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Linda Jean Chupp, an unmarried woman** ("Grantee"), its successors, 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 107 Windsor Terrace Dr., Nashville, TN 37205

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

And Grantor covenants that it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 3rd day of February, 2017.

Mamie Hutton Cheek

Robert S. Cheek, II

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mamie Hutton Cheek and Robert S. Cheek, II**, 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, at office, this 3rd day of February, 2017.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 107, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums Phase II, a horizontal property regime established by Master Deed, of record in Book 7150, page 921, amended in Book 7436, page 667, re-recorded in Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the amendment to the Master Deed of record in Book 7436, page 667, and re-recorded in Book 7464, page 297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mamie Hutton, unmarried, by Deed dated December 16, 2005 from Mary S. Jackson, unmarried, of record in Instrument No. 20051221-0153168, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 31, 2016 of record in Instrument No. 20160603-0055882, Register's Office for Davidson County, Tennessee, Mamie Hutton Cheek, (formerly known as Mamie Hutton), conveyed subject property to Mamie Hutton Cheek and Robert S. Cheek, II, as tenants in common.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 143 010 A 107 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Windsor Terrace Condominiums, of record in Book 7150, page 921, amended in Book 7436, page 667, re-recorded in Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Boundary Plan of record as Book 6250, page 869, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6680, page 517, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

