This Instrument Prepared by:
KIRKSEY & CRON PLC (CPC)
5214 Maryland Way, Suite 207
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170019807 DEEDWARR
Recvd: 03/08/17 09:37 3 pgs
Fees:18.00 Taxes:462.50
20170308-0022785

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Patrick E. Cheek 2814 Canterbury Drive Springfield, TN 37172	Same as New Owner	Map 75-4, Parcel 212

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **LUANNE C. DAVIS AND LINDA T. DAVIS** (hereinafter "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto, **PATRICK E. CHEEK, unmarried** (hereinafter "Grantee"), his heirs and assigns, certain real property located in Davidson County, Tennessee, and described as follows, to wit:

Being Lot Number 437, on the plan of Tulip Grove, Section 7, which is of record in Book 4300, Page 186, in the Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Louie L. Davis by Deed from David W. Fox and wife, Janice M. Fox, and filed of record in Book 5294, Page 149, Register's Office for Davidson County, Tennessee. The said Louie L. Davis died testate on or about January 30, 2005, and under the terms of his will, which will appears of record in Book 74, page 510, Clerk and Master's Office for Williamson County, Tennessee, he devised his interest in subject premises to his wife, Lorene F. Davis, and his daughters, Luanne C. Davis and Linda T. Davis, as co-trustees of the Davis Family Trust. The said Lorene F. Davis predeceased Louie L. Davis, having died on or about February 26, 1998. The subject premises being a portion of the same property conveyed to Luanne C. Davis and Linda T. Davis, as equal tenants in common, by Executor's Quitclaim Deed from Luanne C. Davis, Executor of the Estate of Louie L. Davis and as Co-Trustee of the Davis Family Trust; and Linda T. Davis, as Co-Trustee of the davis Family Trust, Dated September 27, 2005, and filed of record in Instrument No. 20051012-0122802, as corrected in Instrument No. 20051031-0130766, Register's Office for Davidson County, Tennessee.

This is the same description used in the previous deed.

This is improved property, known as 4735 Trenton Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to **Grantee**, his heirs and assigns, forever;

And **Grantors** do covenant with the said **Grantee**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered, except as follows:

1. Property taxes for the year 2017, which have will be prorated and assumed by **Grantee** as of the date hereof;

2. All matters shown on the plan of record in Book 4300, Page 186, in said Register's Office; and

3. Restrictive covenants and other matters, if any, of record.

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to **Grantee**, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have executed these presents this 2nd day of March, 2017.

LUANNE C. DAVIS

LINDA T. DAVIS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforementioned, Luanne C. Davis and Linda T. Davis, the within named bargainors, 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 Brentwood, Tennessee this 2nd day of March, 2017.

Notary Public

My Commission Expires: 12-07-2020

JANE C HARRISON J. D
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $125,000.00.

Affiant

Subscribed and sworn to before
me this 6th day of March, 2017.

Notary Public

My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires