BILL GARRETT, Davidson County
Trans:T20170020849 DEEDWARR
Recvd: 03/10/17 11:13 2 pgs
Fees:13.00 Taxes:802.90
20170310-0023854

LATRECE MCADOO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Checko	Jeff Checko (NAME)	07210023900
1133 Warrior Drive (ADDRESS)	1133 Warrior Drive (ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Derrick Bailey, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeff Checko, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A SMALL TRACT OF LAND IN THE 11TH, FORMERLY THE 18TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE OLD LITTON TRACT OF LAND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF MONETTA AVENUE 10 FEET EAST OF THE CORNER OF THE PROPERTY THAT WAS CONVEYED TO L. S. VIVRETTE AND WIFE, BY DEED OF RECORD IN BOOK 989, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND LIKEWISE BEING 10 FEET EAST OF THE CORNER OF THE PROPERTY CONVEYED TO VIVRETTE BY DEED FROM ELIZABETH M. COMPTON, OF RECORD IN BOOK 1389, PAGE 490, SAID REGISTER'S OFFICE; THENCE NORTHERLY AND PARALLEL WITH THE LINE OF SAID TWO CONVEYANCES TO SAID VIVRETTE AND WIFE, BUT 10 FEET EAST OF THE SAME, A DISTANCE OF 200 FEET TO A POINT; THENCE EASTERLY 80 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JOHN S. FRAZIER AND WIFE, BY DEED FROM L.S. VIVRETTE AND WIFE, OF RECORD IN BOOK 1848, PAGE 223, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH FRAZIER'S WEST LINE, SOUTHERLY 200 FEET TO THE NORTH MARGIN OF MONETTA AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 80 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DERRICK BAILEY BY DEED FROM SUE C. LAWHORN BURGETT AND HUSBAND, CALVIN BURGETT, OF RECORD BY INSTRUMENT NO. 20060601-0064610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1307 Monetta Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 6th day of March, 2017.

Derrick Bailey

STATE OF Tennessee

COUNTY OF Davidson

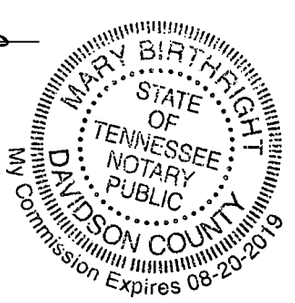
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derrick Bailey, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of March, 2016.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072