BILL GARRETT, Davidson County
Trans:T20170041856 DEEDWARR
Recvd: 05/17/17 09:50 2 pgs
Fees:13.00 Taxes:703.00
20170517-0048768

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Stephanie Dame
Affiant

Subscribed and sworn to before me, this 12th day of May, 2017.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melissa M. Cheran	new owner	**15001036500**
2825 Lera Jones Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Virginia H. Barksdale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa M. Cheran, 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 No. 86, on the Plan of Edge-O-Lake Estates, Section 18-D, of record in Plat Book 5060, page 117, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth W. Barksdale and wife, Virginia H. Barksdale by Warranty Deed from Lonny B. Wasemiller and wife, Diane M. Wasemiller, dated March 14, 1986 of record in Book 6806, page 491, Register's Office of Davidson County, Tennessee. Kenneth W. Barksdale conveyed his interest in subject property to Virginia H. Barksdale by Quitclaim Deed dated July 19, 1994, of record in Book 9419, page 902, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2825 Lera Jones Drive, Antioch, TN 37013.

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 in 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 my/our hand(s) this 12th day of May, 2017.

Virginia H Barksdale by Susan Hyman Manier atty in fact

Virginia H. Barksdale by Susan Hyman Manier,
Attorney-in-Fact

*POA of record in Instrument #20170502-0043066

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12th day of May, 2017, personally appeared before me, the undersigned, **Susan Hyman Manier**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of **Virginia H. Barksdale**, and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand this 12th day of May, 2017.

NOTARY PUBLIC

Commission Expires: 8/18/18

