QUITCLAIM DEED

UPON RECORDING, RETURN TO:
Legacy Title and Escrow, LLC
330 Robert Rose Dr. Murfreesboro, TN
37129

SUSAN MAGNUSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2020

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th Day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/20/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dillon W. Cheatham	Dillon W. Cheatham	165-13-A-130.00
(NAME)	(NAME)	
101 Brandy Court	101 Brandy Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christany E. Vigil,** hereinafter called the Grantor(s), have quitclaimed unto **Dillon W. Cheatham,** hereinafter called the Grantee(s), her 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. 458, on the Plan of Section Ten, Peppertree Forest of record in Plat Book 7900, page 938, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christany E. Vigil, a single person and Dillon Cheatham, a single person by Warranty Deed from Christopher Lee Vigil and Kelly Dawn Vigil, husband and wife, of record in Instrument Number 20160503-0043395, Register's Office for Davidson County, Tennessee dated 4/29/2016.

Also being the same property conveyed to Conveyed to Christopher Lee Vigil by Quitclaim Deed from Patricia Ann Vigil of record in Instrument No. 20061106-0137609, of record in the Register's Office for Davidson County, Tennessee, dated 7/14/2006.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 101 Brandy Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170054704 DEEDQC
Recvd: 06/27/17 08:18 2 pgs
Fees:12.00 Taxes:0.00

20170627-0064295

Witness my/our hands this 17th day of May, 2017.

Christany E. Vigil

State of Tennessee
County of Rutherford

Personally appeared before me Christany E. Vigil with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2017

Notary Public Susan Magnuson
My Commission Expires: 9/20/20

SUSAN MAGNUSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2020

RETURN TO:
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330 Robert Rose Dr.
Murfreesboro, TN 37129

File No.: 14613