Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-48-17-210

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170712516

BILL GARRETT, Davidson County
Trans:T20170067435 DEEDWARR
Recvd: 08/04/17 11:37 2 pgs
Fees:13.00 Taxes:980.50
20170804-0079890

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Renita W. Cheney
Affiant

Subscribed and sworn to before me, this 1st day of August, 2017.

Notary Public
My Commission Expires: 3/6/18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Guy Nowell Cheney and Renita W. Cheney 4709 Medalist Circle Hermitage, TN 37076	New Owner	Tax Parcel ID No. 095-01-022.00

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, **Eric A. Garner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guy Nowell Cheney and Renita W. Cheney, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Donelson Hills, as shown by plat of record in Plat Book 2331, Page 22-23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric A. Garner, unmarried by Warranty Deed from Towne Creek Properties, LLC, a Tennessee Limited Liability Company, recorded on the 24th day of May, 2010 in Instrument No. 20100524-0039848, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DONELSON HILLS, as recorded in Plat Book 2331, Page(s) 22-23.

This is improved property located at 210 Donelson Hills Drive Nashville, TN 37214-1913.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 1st day of August, 2017.

Eric A. Garner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric A. Garner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018