Bill Garrett Davidson County
Batch# 2552 DEEDWARR
09/20/2017 10:12:15 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40
20170920-0096286

RD/HV Record & Return To:

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $412,000.00

David R. Cheatham
Affiant

Subscribed and sworn to before me, this the 19th day of September, 2017.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Deborah L Bissell
Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David R. Cheatham 611 Anderson Drive Clarksville, TN 37040	NEW OWNER	072140D001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kelly L. Mallison and Jay B. Mallison, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David R. Cheatham, a single man**, 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:

Being a certain unit with private elements situated in Davidson County, Tennessee, and further known as Unit F of Cottages of Cahal, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for Cottages of Cahal, a horizontal property regime with private elements, of record in Instrument No. 20131204-0123410; as amended in Instrument No. 20131218-0127941 and in Instrument No. 20150128-0008125, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan Cottages of Cahal, shown as Exhibit to the aforementioned Declaration and Amendments, for a more complete identification and placement of said Unit.

Being the same property conveyed to Jay Mallison and Kelly Mallison, husband and wife by Warranty Deed from Chesnut Enterprises, LLC, recorded on the 28th day of April, 2015 in Instrument No. 20150428-0037680; further corrected by Affidavit of Scrivener's Error in Instrument No. 20160222-0016702 and further corrected in Instrument No. 20170113-0003990, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1104 Cahal Ave., Nashville, TN 37206

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 15 day of September, 2017.

Kelly L. Mallison

Jay B. Mallison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kelly L. Mallison and Jay B. Mallison**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2017.

Notary Public
My Commission expires: 2-25-20

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER HUTCH HENDERSON
My Comm. Expires February 25, 2020