Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1647

Bill Garrett Davidson County
Batch# 5759 **DEEDWARR**
09/28/2017 03:33:59 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20170928-0099564

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of September, 2017

Notary Public
Commission Expires: 5-6-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Cheatham 5222 Dove Trail Hermitage, TN 37076	NEW OWNER	098-05-0-115.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Kimberly D. Quirk, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Cheatham and Cynthia Cheatham, husband and wife

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 part of Lot No. 16 on the Plan of Hunter's Point Subdivision, of record in Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee and further being more particularly described as Lot A of the re-subdivision of Lot 16 as shown on the Zone Lot Division Lot 16 and 18, Hunter's Point Subdivision of record in Book 6200, Page 185, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to Kimberly D. Quirk by Warranty deed from American Strategic Income Portfolios, Inc. II, a Corporation of record in Book 10183, page 769, Register's Office for Davidson County, Tennessee, dated September 05, 1996 and recorded on September 09, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5222 Dove Trail, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of September, 2017.

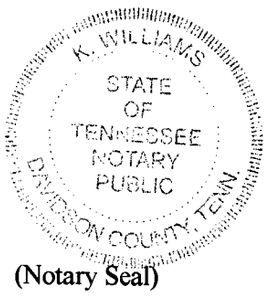
Kimberly D. Quirk

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberly D. Quirk** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of September, 2017.

Notary Public
My Commission Expires: 5.6.19



(Notary Seal)