WARRANTY DEED

Bill Garrett Davidson County
Batch# 6294 DEEDWARR
10/02/2017 10:09:24 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20171002-0100342

G-VRES-16-1106-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2021

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TOMIK, LLC	**TOMIK, LLC** **c/o Tom Brickell**	
(NAME) **1415 Liberty Grove Road**	(NAME) **1415 Liberty Grove Road**	**082-03-0-178.00**
(ADDRESS) **Alpharetta, GA 30004**	(ADDRESS) **Alpharetta, GA 30004**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE EDWARD CHEEKS, A SINGLE MAN** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOMIK, LLC A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 106 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 106 fronts 50 feet on the Westerly side of Stockell Street and runs back 177.7 feet on the Northerly line and 177.85 feet on the Southerly line, to an alley, and measures 50 feet thereon.

Being the same property conveyed to George E. Cheeks and wife, Susie H. Cheeks by Warranty deed from Russell H. Proctor and wife, Janet K. Proctor of record in Book 6646, page 730, Register's Office for Davidson County, Tennessee, dated August 30, 1985 and recorded on September 04, 1985. George E. Cheeks having died September 29, 2013 leaviing property to wife, Susie H. Cheeks. Susie H. Cheeks having since died October 7, 2015 leaving property to George Edward Cheeks only heir at law of Susie H. Cheeks (a/k/a Susie Hayes Cheeks) as per the Affidavits of Heirship recorded simultaneously herewith of record in Instrument No. 20171002.0100339 and Instrument No. 20171002.0100340, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 455, Page 427 and Book 2485, page 371, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1106 Stockell Street , Nashville, Tennessee 37207-5451**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF SEPTEMBER, 2017.

George Edward Cheeks by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GEORGE EDWARD CHEEKS, and who acknowledged he/she/they executed the same as the free act and deed of the said GEORGE EDWARD CHEEKS.

Witness my hand and official seal, this the 26th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212