This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 7104108

Bill Garrett Davidson County
Batch# 8464 DEEDWARR
10/04/2017 11:25:17 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20171004-0101827

NEW OWNER:
JRB Realty, LLC

5509 Trousdale Dr
Brentwood TN 37027

SEND TAX BILL TO:
Same as owner

MAP & PARCEL:
9-0-A-125.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Cheatham and wife, Jessica Marie Cheatham,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **JRB Realty, LLC,** hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 125, on the Plan of Section Three, Banbury Crossing, of record in Plat Book 9700, pages 665 thru 666, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Matthew T. Cheatham, a married man by Warranty Deed from Arnetta Woodard, dated 07/30/2007, recorded 08/16/2007 in Instrument No. 20070816-0098116, Register's Office for Davidson County, Tennessee.

Jessica Marie Cheatham, spouse of Matthew T. Cheatham, joins in this conveyance to convey any interest that she may have in the referenced property, marital or otherwise, now or hereafter.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Matthew Cheatham and wife, Jessica Marie Cheatham,** does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Matthew Cheatham and wife, Jessica Marie Cheatham,** further covenants and binds her heirs

and representatives, to warrant and forever defend the title to the said land to the said Grantee, their/his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **906 S. Wickshire Way, Brentwood, TN 37027**.

Executed on this 27th day of September, 2017.

Matthew Cheatham

Jessica Marie Cheatham

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Matthew Cheatham and wife, Jessica Marie Cheatham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of September, 2017.

EDWARD B. BALDWIN, III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/8/19

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Sworn to and subscribed to me, the undersigned, this 27th day of September, 2017.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN, III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON