WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$230,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF November 2017 2017

Notary Public

MY COMMISSION EXPIRES: January 6, 2020

(AFFIX SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Bill Garrett Davidson County
Batch# 31528 **DEEDWARR**
11/29/2017 03:35:05 PM 2 pgs
Fees: $13.00 Taxes: $854.33

20171129-0121935

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Andrea Suzanne Cano	SAME	051-12-0-005.00.
(Name)	(Name)	
97 Berkley Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CARDINAL RENTALS, LLC AND SHERRY TIDWELL WALKER CHEATHAM,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA SUZANNE CANO,** HEREINAFTER CALLED THE GRANTEE(S), 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 Lot(s) 6, as shown on the map entitled the Map of Morningside Heights, Section 1, of record in Book 1130, page 76, 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 GENE E. TIDWELL AND WIFE, BOBBIE J. TIDWELL, by deed from VOLUNTEER INVESTMENTS, INC., of record in Instrument No. 20010723-0077800, dated July 20, 2001, said Register's Office. The said Bobbie J. Tidwell having died on or about December 15, 2008, leaving Gene E. Tidwell the surviving tenant by the entirety. The said Gene E. Tidwell having since died testate on or about December 22, 2005 leaving subject property pursuant to his will to Sherry Tidwell Walker Cheatham and Charolotte Tidwell Frakes, of record in Sumner County, Tennessee, Probate Court, Docket No. 2016PR-20.

Being the same property conveyed to CARDINALS RENTALS, LLC, by quitclaim deed from CHARLOTTE TIDWELL FRAKES, of record in Instrument No. 20160224-0017543, dated February 19, 2016, said Register's Office

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. 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.

Executed by my hand this 22nd Day of November 2017.

SHERRY TIDWELL WALKER CHEATHAM

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Sherry Tidwell Walker Cheatham** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd of November, 2017.

Notary Public

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Executed by my hand this 22nd Day of November 2017.

Cardinal Rentals, LLC

Sherry Cheatham
Managing Member

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Sherry Cheatham as Managing Member of Cardinal Rentals, LLC** personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such **Managing Member**.

Witness my hand and official seal, this the 22nd of November, 2017.

Notary Public

My Commission Expires: January 6, 2020

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
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