Bill Garrett Davidson County
Batch# 47850 DEEDWARR
01/17/2018 08:30:24 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20180117-0004552

WARRANTY DEED

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of January, 2018.

Notary Public

My commission expires: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexander K. Bennatan	First Community Mtg	Map 103-16-0-E Parcel 028.00co
3901 Whitland Avenue #28	PO Box 291205	
Nashville, TN 37205	Nashville, TN 37229	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cynthia L. Cheatham, a unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander K. Bennatan, 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:

Land in Davidson County, Tennessee, being Unit No. 28 as shown on the Plat of the Whitland Place Condominiums, of record in Book 5200, Page 597, Register's Office for Davidson County, Tennessee, together with an undivided 3.95% interest in the common elements of Whitland Place Homeowner's Association as described in Book 6131, Page 722, et. seq., said Register's Office.

Being the same property conveyed to Lyle D. Cheatham and Cynthia L. Cheatham, husband and wife, by Deed dated March 6, 2015 from Patrick K. Murphy, an unmarried man, of record in Instrument No. 20150318-0023147, Register's Office for Davidson County, Tennessee, and further conveyed to Cynthia L. Cheatham, a married woman, by Quitclaim Deed dated September 21, 2017 from Lyle D. Cheatham and Cynthia L. Cheatham, husband and wife, of record in Instrument No. 20170926-0098526, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 5200, Page 597, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer of record in Book 3464, page 278, Register's Office for Davidson County, Tennessee. (3) Master Deed of Whitland Place Condominiums, of record in Book 6131, Page 722, and Appointment of Substitute Trustee of record in Book 9651, Page 322, said Register's Office. (4) By-Laws of Whitland Place Homeowners' Association, Inc., of record in Book 6131, Page 753, and amended in Instrument No. 20170626-0064038, said Register's Office. (5) Charter of The Whitland Place Homeowners' Association, Inc., of record in Book 6109, Page 993, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3901 Whitland Avenue #28, Nashville, TN 37205**

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 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.

Witness my/our hand(s) this **8th** day of **January, 2018.**

Cynthia L. Cheatham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cynthia L. Cheatham,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **January, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY