This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Meredith Cheatham
213 Sundown Drive
Antioch, TN 37013

SEND TAX BILL TO:
FirstBank
318 Seaboard Ln. Suite 205
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 56217 **DEEDWARR**
02/07/2018 01:58:08 PM 2 pgs
Fees: $13.00 Taxes: $895.40
20180207-0012448

MAP/PARCEL 182-01-0A-015.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonathan G. Jones and Tara Emily Cash, n/k/a Tara Emily Jones, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Meredith Cheatham, an unmarried woman , hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section One of Phase One, Sunset Hills of record in Plat at Instrument No. 20070607-0068102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan G. Jones, unmarried and Tara Emily Cash, unmarried by Quitclaim deed from Jonathan G. Jones, unmarried of record in Instrument No. 20130529-0053731 Register's Office for Davidson County, Tennessee, dated May 23, 2013 and recorded on May 29, 2013.

This is improved property known as: **213 Sundown Drive, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 2nd day of February, 2018.

WITNESS MY HAND on this the 2nd day of February, 2018

Jonathan G. Jones

Tara Emily Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jonathan G. Jones and Tara Emily Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of February, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $242,000.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 17095