WARRANTY DEED

Bill Garrett Davidson County
Batch# 62678 DEEDWARR
02/27/2018 10:22:54 AM 2 pgs
Fees: $13.00 Taxes: $793.65
20180227-0018246

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $214,500.00.

Affiant

Subscribed and sworn to before me this 26th day of February, 2018.

Notary Public
My Commission expires: 5/5/20 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joshua White	Joshua White	165-13-0-A-130.00CO
101 Brandy Court	101 Brandy Court	
Antioch, TN 37013	Antioch, TN 37013	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dillon W. Cheatham, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joshua White, unmarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 458 on the plan of Section Ten, Peppertree Forest, of record in Book 7900, page 938, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christany A. Vigil, a single person and Dillon Cheatham, a single person by deed from Christopher Lee Vigil and Kelly Dawn Vigil, husband and wife on April 29, 2016 of record in Instrument Number 20160503-0043395, Register's office for Davidson County, Tennessee. And further conveyed to Dillon W. Cheatham, by deed from Christany E. Vigil, on May 17, 2017, of record in Instrument Number 20170627-0064295, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 1900, page 938, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9455, page 801; Book 9664, page 162; Book 9287, page 698; Book 7982, page 736; Book 8367, page 501; Book 8757, page 607; and Book 8757, page 623, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 8757, page 639, Register's Office for Davidson County, Tennessee.

This is improved property known as: **101 Brandy Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 26, 2018.

Dillon W. Cheatham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dillon W. Cheatham** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 26, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY