PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 83591 DEEDWARR
04/23/2018 09:51:26 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20180423-0037828

W & I Ref: (DM) Title No.: 59588
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jessica Mae Lennon Jeremy Donald Griffith 901 Huntington Circle Nashville, TN 37215	Renasant Bank 2001 Park Place North, Ste. 650 Birmingham, AL 35203

TAX MAP PARCEL NUMBERS: 131060C01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William J. Cheatham, Co-Executor and David B. Cheatham, Co-Executor of the Last Will and Testament of Jean B. Cheatham, and as William J. Cheatham, Individually and David B. Cheatham, Individually ,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica Mae Lennon and Jeremy Donald Griffith, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Burton Hills, Village of Huntington, Tract 10 of record inn Book 6250, page 612, amended in Book 6637, page 717, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Cheatham and wife, Jean B. Cheatham by Trustee's Deed from Susan R. Limor, Trustee for Jack Winham Redditt, dated February 14, 1992 and recorded on February 19, 1992 of record in Book 8553, page 376, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 31, 1996 recorded on August 1, 1996 of record in Book 10140, page 44, said Register's Office, subject property was conveyed to William J. Cheatham. The said William J. Cheatham has since died. By Executor's Deed dated December 22, 2005, recorded on December 27, 2005 of record in Instrument No. 20051227-0153541, said Register's Office, Jean B. Cheatham, Executrix of the Estate of William J. Cheatham, conveyed subject property to Jean B. Cheatham. The said Jean B. Cheatham has since died. The Last Will and Testament of Jean B. Cheatham of record in Docket No. 17P1605, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to William J. Cheatham, Jr., and David B. Cheatham and appointed the said William j. Cheatham, Jr., and David B. Cheatham, as Co-Executors of said Last Will and Testament.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 612, amended in Book 6637, page 717, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 6691, page 593, Book 6778, page 536, Book 6644, page 1, Book 6917, page 724, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 901 Huntington Circle, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of April, 2018.

William J. Cheatham, Co-Executor for David B. Cheatham, Co-Executor
William J. Cheatham, Co-Executor **David B. Cheatham, Co-Executor**

William J. Cheatham
William J. Cheatham, Indivdually

David B. Cheatham
David B. Cheatham, Individually

State of Tennessee

County of Davidson

On this 18th day of April, 2018, before me the undersigned authority, personally appeared William J. Cheatham, Co-Executor and David B. Cheatham, Co-Executor and individually, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $530,000.00.

Affiant

Sworn and subscribed before me this 18th day of April, 2018.

Notary

My Commission Expires: March 3, 2020

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE