Bill Garrett Davidson County
Batch# 83630 DEEDWARR
04/23/2018 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20180423-0037877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021
(AFFIX SEAL)

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-P-18-4804

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Gupton, III	American Mtg & Equity Consultants Inc	
(NAME)	(NAME)	
4804 Medalist Cir.	7760 France Ave. S, Ste 910	**085-04-0A-200.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Bloomington MN 55435	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH W. CHEATHAM, JR. AND EMILY M. CHEATHAM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM GUPTON, III, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Final Plat of The Reserve at Stone Hall, Phase 1, Section 2D, Planned Unit Development of record in Plat at Instrument No. 20141014-0094506, 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 Kenneth W. Cheatham Jr. and Emily M. Cheatham by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20151229-0130768 Register's Office for Davidson County, Tennessee, dated December 23, 2015 and recorded on December 29, 2015.

This conveyance is subject to:
• Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Instrument No. 20141014-0094506, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for The Reserve at Stone Hall of record in Instrument No. 20090310-0021482, amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, as amended and restated in Instrument No. 20090623-0058338, and further amended and restated in Instrument No. 20120202-0009628, and supplemented in Instrument No. 20120207-0011118, Instrument No. 20161013-0108472, Register's Office for Davidson County, Tennessee.
• Easement for Water Line of record in Instrument No. 20060801-0093487, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20070730-0089806 and in Instrument No. 20060809-0097670, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No. 20090615-0055321 and Instrument No. 20120730-0066771, in the Register's Office for Davidson County, Tennessee.
• Certification of Grant of Right-of-Way and Road Construction of record in Instrument No. 20090421-0036252, in the Register's Office for Davidson County, Tennessee.
• Deed for an Easement for a Water Line of record in Book 4212, page 147, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20100720-0056497, and Instrument No. 20100720-0056521, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030328-0040734, in the Register's Office for Davidson County, Tennessee.
• Agreed Order of record in Instrument No. 20100106-0001301, in the Register's Office for Davidson County, Tennessee.

- Easement Agreement of record in Book 7292, Page 968, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, in the Register's Office for Davidson County, Tennessee.
- Flow Easement of record in Book 2244, Page 399, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20060809-0097670, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4804 Medalist Cir., Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th DAY OF APRIL, 2018.

Kenneth W. Cheatham, Jr.

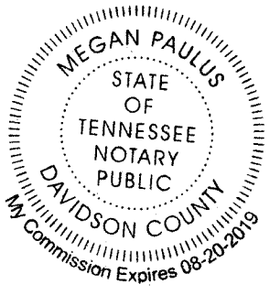
Emily M. Cheatham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH W. CHEATHAM, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

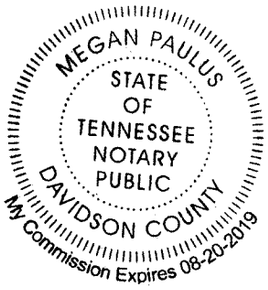


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY M. CHEATHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

