WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

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

Bill Garrett Davidson County
Batch# 87017 DEEDWARR
05/01/2018 10:40:47 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180501-0040970

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Teresa L. Leberman	Teresa L. Leberman	07315001300
(NAME) 2411 Cabin Hill Road	(NAME) 2411 Cabin Hill Road	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DENNIS J. KENNEDY AND MELISSA GOODWIN CHEATHAM AND PATRICIA B. COOPER, DEVISEES UNDER THE WILL OF FANNIE BELLE JONES GOODWIN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TERESA L. LEBERMAN, MARRIED
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 Lot No. 24 on the Plan of Sunset View, Section Three, as of record in Book 2663, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 110 feet on the southerly side of Cabin Hill Road and runs back 347.6 feet on the westerly line and 284.2 feet on the easterly line to a dead line in the rear, measuring 177.1 feet thereon.

BEING the same property conveyed to George R. Goodwin and wife, Fannie Bell Goodwin, a/k/a Fannie Belle Goodwin by deed from Clarence E. Elrod and Elaine C. Elrod, of record in Book 3534, Page 303, dated April 19, 1963, Register's Office for said County. The said George R. Goodwin died January 19, 1982 and title vested in Fannie Bell Goodwin, a/k/a Fannie Belle Goodwin, as surviving tenant by the entirety. The said Fannie Bell Goodwin, a/k/a Fannie Belle Goodwin died testate on October 14, 2017 and the Will was admitted to Probate as Probate No. 18P-0133 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Fannie Belle Goodwin.

This conveyance is subject to Restrictive Covenants of record in Book 2876, Page 183, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Page 44, said Register's Office.

Power of Attorney of record in Instrument 20180501-0040969, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2411 Cabin Hill Road, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 30th day of April, 2018.

Dennis J. Kennedy
Dennis J. Kennedy

Melissa Goodwin Cheatham
Melissa Goodwin Cheatham

Patricia B. Cooper by Melissa G. Cheatham
Patricia B. Cooper by Melissa G. Cheatham, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this April 30, 2018.

My Commission Expires: 5/5/20

Notary Public

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

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Melissa G. Cheatham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Patricia B. Cooper as his/her/their Attorney in Fact as the free act and deed of the within named Patricia B. Cooper.

Witness my hand and official seal at Nashville, Tennessee, the April 30, 2018.

My Commission Expires: 5/5/20

Notary Public

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