THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24440

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **295,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 94358 **DEEDWARR**
05/18/2018 11:51:04 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180518-0047825

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Goodrum	NEW OWNER	
249 Cargile Lane	**249 Cargile Lane**	12915008700
Nashville TN 37205	**Nashville, Tennessee 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **George Cheij and wife, Jennifer Cheij, a one-half (1/2) undivided interest, and Jennifer Cheij, Executor of the Estate of Patricia P. Roberts, a one-half (1/2) undivided interest,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack Goodrum,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 5 on the Plan of Section I, West Meade Highlands of record in Plat Book 3700, Page (s) 69 and 70, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100.1 feet on the Southerly margin of Highland Park Drive and extends back 158.7 feet on the Easterly line and 225 feet on the Westerly line to a dead line, which is a broken line, measuring 161.4 feet thereon.

Being the same property conveyed to George Cheij and wife, Jennifer Cheij, a one half (1/2) undivided interest, and Patricia P. Roberts, a one-half (1/2) undivided interest, by Quitclaim Deed from George Cheij and wife, Jennfier Cheij, of record as Instrument No. 20070921-0113043, Register's Office for Davidson County, Tennessee. Patricia P. Roberts having died intestate on November 26, 2016. Her Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket # 16P2140.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6804 Highland Park Drive, Nashville, TN 37205.**

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 the 17th day of May, 2018.

George Cheij

Jennifer Cheij

Estate of Patricia P. Roberts

BY: _____
Jennifer Cheij, Executor

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 **George Cheij and Jennifer Cheij,**the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Jennifer Cheij, Executor of the Estate of Patricia P. Roberts,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

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

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY