WARRANTY DEED

Bill Garrett Davidson County
atch# 131758 **DEEDWARR**
3/21/2018 03:05:54 PM 3 pgs
ees: $18.00 Taxes: $352.52

20180821-0082920

A-AD-18-0827

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,275.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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 Cheatham and Cynthia Cheatham	**New Owner**	
(NAME)	(NAME)	
5005 Millpond Court		**135-8-A-827.00CO**
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **ANCHORED DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM CHEATHAM AND CYNTHIA CHEATHAM, HUSBAND AND WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 827 of a Condominium Development in plat of record in Book 5200, Page 80, and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Tract # 19, Site Plan, Nashboro Village of record in Book 5333, Page 957, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Carl E. Wood., Sr., unmarried by Warranty Deed from Stephanie Michaud FKA Stephanie Hamilton and husband, David Michaud of record in Instrument No. 20150622-0059532, Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 22, 2015.

The said Carl E. Wood, Sr. having since died testate on November 9, 2015 and whose estate was administered in the Dekalb County Chancery Court under Docket Number 2015-PR-70, devising said property to the Trustees of the Wood Family Trust, a trust indenture established under the provisions of the Eleanor Anne Wood Revocable Living Trust Agreement or any restatement thereof.

Further being the same property conveyed to Candice Guidry and Gregory Mark Theogene Guidry, sister and brother by Quitclaim Deed from Martha A. Bristol, Carl E. Wood, Jr., Karen Parks, Renea Hamilton, Candice Guidry, Gregory Mark Theogene Guidry Jr. and Michelle Wood Fay all residents of Tennessee and all interested parties of the Eleanor Anne Wood Re-Stated Revocable Living Trust ("the Trust") (Eleanor Ann Wood having died on July 12, 2013) of record in Instrument No. 20160224-0017356 Register's Office for Davidson County, Tennessee, dated February 22, 2016 and recorded on February 24, 2016,.

Gregory Mark Theogene Guidry and Gregory Mark Theogene Guidry, Jr. are one and the same.

The said Gregory Mark Theogene Guidry Jr. having since died intestate on November 30th, 2017 leaving Candice Guidry as his sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20180730-0074282, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Anchored Developments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Candice Guidry, a single woman, of record in Instrument No. 20180730-0074283, Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 30, 2018.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Tract# 19, Site Plan, Nashboro Villageof record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee.
• Charter to Homeowner's Association of record in Book 5344, Page 959, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed to Homeowner's Association of record in Book 8524, Page 546, in the Register's Office for Davidson County, Tennessee.
• Taxes for 2018 and subsequent years a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **827 Longhunter Court, Nashville, Tennessee 37217**.

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 15th DAY OF AUGUST, 2018.

Anchored Developments, LLC, a Tennessee Limited Liability Company

BY:_____
Eric Hensley
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC HENSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ANCHORED DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of August, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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