This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2812

Karen Y Johnson Davidson County
Batch# 146192 DEEDWARR
09/27/2018 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20180927-0095998

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2018

Notary Public
My Commission Expires: _____

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Enjoli Morgan and Calvin Harris 2430 Grover Street Nashville, TN 37207	CMG Mortgage, Inc 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	059-16-0-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Quannica T. Cheatham, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Enjoli Morgan, an unmarried person, and Calvin Harris, an unmarried person as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE SOUTHEAST INTERSECTION OF FRANCIS STREET AND GROVER STREET BEING **LOT 45, J.B. HAYNIE'S CLEVELAND PLAN OF LOTS RECORDED IN BOOK 161, PAGE 35**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 5-14-04 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN, R.L.S. #1838), AS FOLLOWS:

BEGINNING AT AN IRON ROD NEW AT THE SOUTHEAST RIGHT OF WAY INTERSECTION OF FRANCIS STREET (50' RIGHT OF WAY) AND GROVER STREET (50' RIGHT OF WAY), SAID ROD BEING THE NORTHWEST CORNER OF LOT 45, J.B. HAYNIE'S CLEVELAND PLAN OF LOTS OF RECORD IN BOOK 161, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE MARGIN OF SAID GROVER STREET S 45° 00' 00" E, 39.93 FEET TO AN IRON ROD (NEW) AT THE MOST NORTHERLY COMMON CORNER OF SAID LOT 45 AND OP LOT 46 OF SAID J.B. HAYNIES CLEVELAND PLAN; THENCE LEAVING SAID GROVER STREET WITH THE LINB BETWEEN SAID LOT 45 AND 46 S 43° 59' 06" W, 124.89 FEET TO AN IRON ROD (NEW) IN THE MARGIN OF AN ALLEY (10' RIGHT OF WAY); THENCE WITH THE MARGIN OF SAID ALLEY N 44° 58' 53" W, 39.68 FEET TO AN IRON ROD (NEW) IN THE MARGIN OF SAID FRANCIS STREET; THENCE WITH SAID MARGIN N 43° 52' 26" E, 124.88 FEET TO THE POINT OF BEGINNING CONTAIING 0.11 ACRES MORE OR LESS, AND MORE PARTICULARLY DESCRIBED ACCORDING TO THE SURVEY ATTACHED AS EXHIBIT TO WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20041230-0155050, SAID REGISTER'S OFFICE.

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BEING THE SAME PROPERTY CONVEYED TO QUANNICA T. CHEATHAM, UNMARRIED BY WARRANTY DEED FROM JANET M. HOSALE, MARRIED, DATED DECEMBER 23, 2004, RECORDED DECEMBER 30, 2004, OF RECORD IN INSTRUMENT NO. 20041230-0155050, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is ☒ improved or ☐ unimproved property located at: **2430 Grover Street, Nashville, TN 37207**.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2018.

GRANTOR:

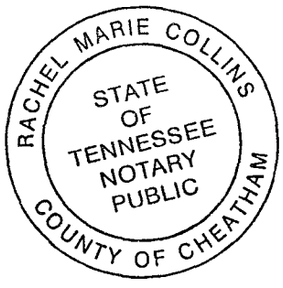
Quannica T. Cheatham

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Quannica T. Cheatham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September, 2018.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20



201809270095998

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020