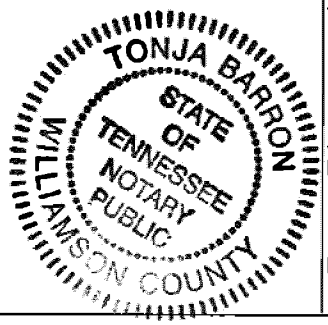
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 305289



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Renita Wynne Cheney	New Owner	08404004500
(NAME) 4709 Medalist Cr.	(NAME)	
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I, Joyce S. Cage AKA Joyce Kathryn Cage, unmarried, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Renita Wynne Cheney, a married woman, hereinafter called the GRANTEE(S), and/or her 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. 6 on the Plan of Section One, McGavock Heights, as shown on plat of record in Book 2330, Page 70, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mrs. J.R. Morton, a 1/2 undivided interest and Louis L. Cage, Jr. and wife Joyce S. Cage, a 1/2 undivided interest by Warranty Deed from Harry V. Branch, Sr, and wife, Ruth W. Branch, dated August 31, 1959 and recorded September 16, 1959 of record in Book 2960, Page 257, Register's Office for Davidson County, Tennessee.

The said Mrs. J.R. Morton died November 20, 1980, leaving the said Louis L. Cage, Jr. as her only heir-at-law.

Being the same property conveyed to Louis L. Cage, Jr., and wife, Joyce S. Cage by Deed from Louis L. Cage, Jr., dated January 07, 1982 and recorded January 08, 1982 of record in Book 5839, Page 121, Register's Office for Davidson County, Tennessee.

The said Louis L. Cage died on March 13, 2017, leaving the said Joyce S. Cage the sole surviving tenant by the entirety.

Power of Attorney of record in Instrument No. 20180220-0016024, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Karen Y Johnson Davidson County
Batch# 156465 DEEDWARR
11/02/2018 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20181102-0109045

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record as record in Book 2330 Page 70, Register's Office for Davidson County, Tennessee, Davidson County, in the state of TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2503 Meadowood Drive, Nashville, TN 37214

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 2nd day of November, 2018 .

Joyce S. Cage by Louis Cage, III Attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Louis Lipscomb Cage, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who proved himself to be the attorney in fact of Joyce S. Cage AKA Joyce Kathryn Cage and who being authorized to do so acknowledged he executed the forging instrument for the purposes therein contained.

Witness my hand and officail seal this 2nd day of November, 2018.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

201811020109045

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

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