THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319759

Karen Johnson Davidson County
Batch# 230105 DEEDWARR
05/15/2019 09:50:20 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20190515-0045702

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of May 2019.

Notary Public
My Commission Expires: March 3, 2020

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vaughn Millette and Amy Millette 221 Evelyn Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 116 10 0 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James H. Cheek, IV. and Lisa B. Cheek, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vaughn Millette and Amy Millette, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 and the Southerly part of Lot No. 3 on the Map of Deerfield, of record in Book 547, Pages 191 and 192, Register's Office for said County.

Said lot and part of lot adjoin and front together 125 feet on the Westerly side of Evelyn Avenue and run back between lines, 220.3 feet on the Southerly line of Lot No. 2, and 220 feet more or less on the Northerly line of part of Lot No. 3, to a dead line on which they measure 135 feet.

Being the same property conveyed to James H. Cheek, IV and wife, Lisa B. Cheek by Warranty Deed from James H. Cheek, Jr., unmarried, recorded on the 31st day of July, 2001 in Instrument No. 20010731-0081132, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2019 and thereafter, for tax parcel identification number 116 10 0 004.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, Page(s) 191 and Plat Book 547, Page 192.

This is improved property located at 221 Evelyn Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of May, 2019.

James H. Cheek, IV.

Lisa B. Cheek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James H. Cheek, IV. and Lisa B. Cheek, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2019.

Notary Public

My Commission Expires: _____

