Karen Johnson Davidson County
Batch# 271805 DEEDWARR
08/15/2019 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20190815-0081738

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

32301-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Michael H. Charette and Mary K. Charette 622 West Iris Drive, Nashville, TN 37204	New Owner	11807012400

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Robert Scot Cherry** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Michael H. Charette and wife, Mary K. Charette** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee being Lot No. 15 of Block "B" on the Map of Berry Hill Gardens as recorded in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being all of the same property conveyed to Robert Scot Cherry and wife, Jean B. Cherry by Warranty Deed dated May 5, 1994 from Randall W. Sanders and wife, Virginia W. Sanders, of record in Book 9337, Page 419, Register's Office for Davidson County, Tennessee. Jean B. Cherry having since passed away on March 17, 2013, title to the property is vested in Robert Scot Cherry.
>
> THIS is improved property known as 622 West Iris Drive, Nashville, TN 37204.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15th day of August, 2019.

Robert Scot Cherry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Scot Cherry, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of August, 2019.

JOHN T. COBB STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me this
15th day of August, 2019.

JOHN T. COBB STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 11807012400. Estimated 2019 taxes have been prorated between the parties as part of closing and assumed by the Grantees.

3. All Matters as shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

KATHERINE GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.