Karen Johnson Davidson County
Batch# 307469 DEEDWARR
10/29/2019 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,451.25
20191029-0110848

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Shaun Cheatham
1015 B Caldwell Avenue
Nashville, TN 37204

SEND TAX BILLS TO
New Owner

MAP/PARCEL
105094H00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THOMAS M. MITCHELL AND JOAN S. MITCHELL, HUSBAND AND WIFE** ("Grantor" herein), have bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **SHAUN CHEATHAM AND MARJORIE CHEATHAM, HUSBAND AND WIFE,** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, HOMES AT 1015 CALDWELL AVENUE, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160914-0096758, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to THOMAS M. MITCHELL AND JOAN S. MITCHELL, HUSBAND AND WIFE by deed from MAGNESS GROUP, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20170418-0037356, dated April 14, 2017, said Register's Office.

This is improved property known as: 1015 B Caldwell Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this _____day of October, 2019.

Thomas M. Mitchell

By: _____, attorney in fact
Thomas M. Mitchell
By: Paul F. Soper, his attorney-in-fact

Joan S. Mitchell

By: _____, attorney in fact
Joan S. Mitchell
By: Paul F. Soper, her attorney-in

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Thomas M. Mitchell and Joan S. Mitchell, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Thomas M. Mitchell and Joan S. Mitchell.

Witness my hand and seal at Nashville, TN, this 28th day of October, 2019.

Tricia Ball
Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$662,500.00.**

Sworn to and subscribed before me this 26th day of October, 2019.

Notary Public

My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY