Karen Johnson Davidson County
Batch# 328662 DEEDWARR
12/12/2019 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.16
20191212-0128175

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$334,500.00~~ $336,800.00

Affiant

Subscribed and sworn to before me this 10th day of December, 2019.

Notary Public
My commission expires: 01/31/2023

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

Address of New Owner:	Send Tax Bills to:	Tax Information
Tanner Frederick Oliver Cherry 665 Sugar Mill Dr Nashville TN 37211	New Owner	181-01-0B-072.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **John L. Williams and Katie J. Williams, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tanner Frederick Oliver Cherry, an unmarried man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 155, Section Two, addition to Sugar Valley, a RS10 Cluster Lot Subdivision, as shown on Plat of record in Instrument No. 20040622-0073636, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John L. Williams and Katie J. Williams, husband and wife, by Deed from Edmundo J. Cepeda and Gilda Anahi Gutierrez Dominguez, husband and wife, of record in Instrument No. 20140519-0042530, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction of Sugar Valley of record in Book 11069 Page 14 and Instrument No. 20030708-0093637, 20040203-0013041, 20040623-0074495 and 20050106-0002201 Register's Office for Davidson County, Tennessee.

2. Charter for Sugar Valley of record in Book 11069 Page 6, Register's Office for Davidson

County, Tennessee.

3. ByLaws of Sugar Valley of record in Book 11069 Page 24, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement of record in Instrument No. 20010918-0100850 and 20040426-0046856. Storm water detention agreement recorded in Instrument No. 20020722-0087469, 20030731-0108555, and 20040305-0025147, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the plan of Sugar Valley of record in Instrument #20040622-0073636 Register's Office for Davidson County, Tennessee.

This property is improved property known as 665 Sugar Mill Drive, Nashville, TN 37211

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 10th day of December, 2019.

John L. Williams

Katie J. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of December, 2019, before me personally appeared John L. Williams and Katie J. Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of December, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201912120128175

True Copy Certification

I, Penny A. May, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY