WARRANTY DEED

Karen Johnson Davidson County
Batch# 340056 DEEDWARR
01/07/2020 03:15:44 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200107-0002288

O-SD-19-2503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023

(AFFIX SEAL)

STACY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Sean F. Dodge and Katie E. Latulip	**JP Morgan Chase Bank, NA**	
(NAME)	(NAME)	
2503 Meadowood Drive	**3415 Vision Drive**	**084-04-0-045.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Columbus, OH 43219**	
(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 consideration, the receipt of which is hereby acknowledged, **RENITA WYNNE CHENEY AND GUY NOWELL CHENEY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN F. DODGE, AN UNMARRIED MAN, AND KATIE E. LATULIP, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 McGavock Heights, Section One, of record in Plat Book 2300, Page 70, Register's Office for said County, and described according to a plan made by William Collier Parrish Associates, Engineers, December 13, 1955.

Said Lot No. 6 is described a beginning at a point in the Southerly margin of Meadowood Drive at the common corner of Lots 5 and 6; thence Southerly with the line between said Lots 199.9 feet to a point; thence along the rear of Lot 6 South 85 degrees 23 minutes East 120 feet to the corner of Lot No. 6 and 7; thence Northerly along the line between said Lots 199.7 feet to the South margin of Meadowood Drive; thence Westerly along Meadowood Drive 120 feet to the point of beginning.

Being the same property conveyed to Renita Wynne Cheney and Guy Nowell Cheney, wife and husband by Quitclaim deed from Renita W. Cheney, married of record in Instrument No. 20181109-0111135 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 09, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2503 Meadowood Drive Nashville, Tennessee 37214.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, a lien, but not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 70, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2491, Page 298, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5622, Page 900, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2503 Meadowood Drive, Nashville, Tennessee 37214**.

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; 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), their heirs and 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.

Witness my/our hand(s) this the 3rd DAY OF JANUARY, 2020.

Renita Wynne Cheney
Renita Wynne Cheney

Guy Nowell Cheney by his attorney in fact
Guy Nowell Cheney, by his attorney in fact, Renita Wynne Cheney
Renita Wynne Cheney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GUY NOWELL CHENEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RENITA WYNNE CHENEY, and who acknowledged he/she/they executed the same as the free act and deed of the said RENITA WYNNE CHENEY.

Witness my hand and official seal, this the 3rd of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RENITA WYNNE CHENEY, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212