THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930499

Karen Johnson Davidson County
Batch# 519521 **DEEDWARR**
11/20/2020 12:26:11 PM 2 pgs
Fees: $13.00 Taxes: $2,839.75

20201120-0136859

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $767,500.00

Affiant

Subscribed and sworn to before me, this 18 day of November, 2020.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adolph Philip Reich, II and Deborah Roberts Hillard 48 Ridgeland Tuscaloosa, AL 95406	New Owner	Tax Parcel ID No. 130-02-0A-005.00 CO

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, **J.D. Pickslay Cheek, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adolph Philip Reich, II and Deborah Roberts Hillard, husband and wife** ("Grantees"), their 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 Unit No. B-1 , on the Horizontal Property Regime for Glencourt Condominiums, as recorded in the Master Deed of record in Book 6396, page 825 and re-recorded in Book 6402, page 279, and as shown on plat of record in Plat Book 6250, page 162, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to J.D. PICKSLAY CHEEK, JR. AND WIFE, DONNA R. CHEEK, by deed from SCOTT WRIGHT AND BEVERLY WRIGHT, HUSBAND AND WIFE, of record in Instrument No. 20041005-0119426 , dated September 29, 2004 , said Register's Office.

Donna R. Cheek having since died on January 25, 2016. Her interest in said property having transferred to J.D. Pickslay Cheek, Jr. upon her death.

J.D. Pickslay Cheek, Jr. having since remarried. Said property is not his primary marital residence.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 130-02-0A-005.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 162, said Register's Office.

Master Deed of record in Book 6396, page 825 and amended in Book 6402, page 279, By-Laws amended in Instrument No. 20041013-0123308 and in Instrument No. 20100105-0000913 , said Register's Office.

Sanitary Sewer Easement of record in Book 5799, page 510, said Register's Office.

This is improved property located at 615 Belle Meade Boulevard, Unit 113 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 17th day of November, 2020.

J.D. Pickslay Cheek, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J.D. Pickslay Cheek, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2020.

Notary Public

My Commission Expires: 3/7/23

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.