RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 590620 DEEDWARR
03/12/2021 09:26:24 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00

20210312-0032814

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-608

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of March, 2021

Notary Public

Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anne Fentress 1015 B Caldwell Avenue Nashville, TN 37204	~~OWNERS~~	105-09-4H-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shaun Cheatham and Marjorie Cheatham, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne Fentress, an unmarried woman, and Rita Lane Fentress, an unmarried woman *

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1015 Caldwell Avenue of record as Instrument No. 20160914-0096758 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas M. Mitchell and Joan S. Mitchell, husband and wife by Warranty deed from Magness Group, Inc., a Tennessee Corporation of record in Instrument No. 20170418-0037356 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 18, 2017. (Value of consideration shown in aforementioned deed $642,268.67.)

Being the same property conveyed to Shaun Cheatham and Marjorie Cheatham, husband and wife by Warranty deed from Thomas M. Mitchell and Joan S. Mitchell, husband and wife of record in Instrument No. 20191029-0110848 Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on October 29, 2019. (Value of consideration shown in aforementioned deed $662,500.00.)

Being also known as 1015 B Caldwell Avenue B Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

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, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 10th day of March, 2021.

Shaun Cheatham

Marjorie Cheatham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shaun Cheatham and Marjorie Cheatham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of March, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)

