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

CRT File No. 210535311

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$365,000.00~~

Affiant

Subscribed and sworn to before me, this 21st day of June, 2021

Notary Public
My Commission Expires: 11.20.21

Karen Johnson Davidson County
Batch# 673750 DEEDWARR
07/09/2021 09:13:54 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20210709-0092667

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric Cheatham 3112 Greggwood Drive Nashville TN 37207	New Owner	Tax Parcel ID No. 060 01 0 126.00

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, **Andrew J. Hall and Morgan C. Hall, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Cheatham, unmarried**, ("Grantees"), its 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 Lot No. 78 on the Plan of Golden Valley Estates, Section 1 of record in Plat Book 4175, Page 142, 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 Andrew J Hall and Morgan C Hall, Husband and Wife, by Warranty Deed from Rhythm Homes and Development, LLC, of record in Instrument No. 20190508-0043209, in the Register's Office of Davidson County, Tennessee, dated May 03, 2019 and recorded on May 08, 2019.

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.

The execution of this instrument is affected by the signature of Chad Pearman as Attorney-in-Fact for Andrew J. Hall and Morgan C. Hall, which Power of Attorney is recorded in Book _____, Page _____, Register's Office for Davidson County, Tennessee. 20210709-0092665
20210709-0092666

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Golden Valley Estates, as recorded in Plat Book 4175, Page(s) 142.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4447, Page 108, as amended in Book 4447, Page 594.

Easement recorded in Book 4468, Page 209, Book 4483, Page 534 and Book 8237, Page 75.

This is improved property located at 3112 Greggwood Drive Nashville TN 37207

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 21st day of June, 2021.

Andrew J. Hall by Chad Pearman, Attorney-in-fact
Andrew J. Hall
by Chad Pearman as Attorney-In-Fact

Morgan C. Hall by Chad Pearman, Attorney-in-fact
Morgan C. Hall
by Chad Pearman as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad Pearman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Andrew J. Hall and Morgan C. Hall and he is authorized by Andrew J. Hall and Morgan C. Hall to execute this instrument on their behalf.

Witness my hand, at office, this 21st day of June, 2021.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021