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3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Charles E. Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
111 W. College Street, Murfreesboro, TN 37130 — 4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076 — ESOM-97-3309
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Cunningham (NAME)	SourceOne Mortgage (NAME)	63-16-B-146-CO
1417 Aaronwood Drive (ADDRESS)	404 BNA Drive Suite 300 (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37217-2521 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Terry E. Coggins and wife, Sylvia T. Coggins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Cunningham and Sherrie A. Cunningham, husband and wife

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:

Being Lot No. 228 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Page 550, 551, and 552, and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment ot Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Terry E. Coggins and wife, Sylvia T. Coggins by deed from Fox Ridge Homes, Inc. of record in Deed Book 10393, page 249, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 729, Book 8181, Page 112 and Book 8336, Page 393, Register's Office for said County.

This conveyance is subject to Easements of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8739, Page 991, Book 8657, Page 179, Register's Office for said County.

This conveyance is subject to Flood Plan Easements of record in Book 8207, Page 276 and Book 8951, Page 797, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 1417 Aaronwood Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hand s this 24th day of October 19 97

Terry E. Coggins

Sylvia T. Coggins

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry E. Coggins and wife, Sylvia T. Coggins

the bargainor s, 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 Hermitage Tennessee, this 24th day of October 19 97.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

97 DEC 12 PM 2:37
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03796444

0623 12/12 03796444 534.

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

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CAMT 142000.00
CON TX 525.40
PRFEE 1.00
UFEE 8.00
TOTAL 534.40
CHECK 534.40

12/12/97 01 14:37 0001 0623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0379644
IDENTIFICATION REFERENCE

97 DEC 12 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1231389