WARRANTY DEED

BOOK 11140 PAGE 847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,750.00

Judith E. Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 1998.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 100, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Michelle Cunningham	**Sunshine Mortgage Corporation**	**95-12-84**
(NAME)	(NAME)	
2548 Lakeland Drive	**750 Old Hickory Blvd. #220**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(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, **Eudorah M. Porter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa Michelle Cunningham, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lots 2 and 3 on the Plan of Lakeland of record in Plat Book 9700, Page 741, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Charles E. Porter and wife Eudorah M. Porter by deed of record in Book 2245, Page 33, Register's Office for Davidson County, Tennessee.
Charles E. Porter having since died.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **2548 Lakeland Drive, Nashville, TN 37214**
(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.

9101 10/05 0101 03CHECK 442.98

98 OCT -5 AM 9:13
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0495694
IDENTIF. & REFERENCE

Witness **my/our hand(s)** this **29th day of September, 1998**.

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Eudorah M. Porter

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 Eudorah M. Porter the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9/29/98.

Commission expires: 5/26/2002

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

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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

CAMT 116750.00
CON TX 431.98
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 442.98
CHECK 442.98

10/05/98 01 09:15 0001 9101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0495694
IDENTIF. # REFERENCE

98 OCT -5 AM 9:13

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354376