WARRANTY DEED

JILL L. ROLLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill L. Roller
My Commission Expires
Jan. 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea M. Cunningham	Branch Banking and Trust Company	104-16-283
(NAME)	(NAME)	
2410 Oakland Avenue	223 W. Nash Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Wilson, NC 27893	
(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, Paul F. Forstman and wife, Ginger L. Forstman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea M. Cunningham and husband, Brian C. Cunningham, 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 the south one-half of Lot No. 172 of the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, said Register's Office.

SAID south half of Lot No. 172 fronts 50 feet on the easterly side of Oakland Street and runs back 160 feet on the south line and 151 ½ feet, more or less, on the north line to an alley.

BEING the same property conveyed to Paul F. Forstman and spouse, Ginger L. Forstman by deed from William D. Hawley, Jr. And spouse, Paula H. Hawley of record in Book 9682, Page 232, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 2410 Oakland Avenue, Nashville, TN 37212
(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 my/our hand(s) this 29th day of September, 2000.

Paul F. Forstman

Ginger L. Forstman

Davidson County DEEDWARR
Recvd: 10/03/00 14:16 2pgs
Fees:11.00 Taxes:910.20

20001003-0097925

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 Paul F. Forstman and Ginger L. Forstman, the bargainors, 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 Nashville, Tennessee this 29th day of September, 2000.

Commission expires: January 27, 2001

Jill L. Roller Notary Public

JILL L. ROLLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill L. Roller
My Commission Expires
Jan. 27, 2001