Box 13
4382

WARRANTY DEED

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2002.

Notary Public

COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin K. Cunningham	Dustin K. Cunningham	154-39
(NAME)	(NAME)	
8986 Poplar Creek Road	8986 Poplar Creek Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37221	
(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, Nancy Faye Hooper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dustin K. 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 situated within the Ninth Civil District of Davidson County, Tennessee, described to the survey performed by Carisle and Brown dated September 24, 1979, as follows:

Beginning at a point in the center of Poplar Creek Road, said point being the southeast corner of the Harold D. St. Clair property and the southwest corner of the herein described land, thence with St. Clair's easterly line as follows: N 12 degrees 30' W a distance of 102.38 feet to an iron pin; N 27 degrees 00' E a distance of 1,594.74 feet to an iron pin in D.N. Pinkerton's southerly line; thence with a new line S 17 degrees 31' W a distance of 1,560.41 feet to a point in the center of Poplar Creek Road; thence with the center of Poplar Creek Road as follows: S 78 degrees 20' W a distance of 100.50 feet to a point; S 84 degrees 30' W a distance of 134.29 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Nancy Faye Hooper, by deed of record in Book 5676, Page 523, 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 8986 Poplar Creek Rd., Nashville, TN 37221
(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.

Davidson County DEEDWARR
Recvd: 11/14/02 14:36 2pgs
Fees:13.00 Taxes:536.50

20021114-0141358

Witness my/our hand(s) this 23rd day of October, 2002.

Nancy Faye Hooper

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 Nancy Faye Hooper 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of October, 2002.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006