WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,489.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2003

Notary Public

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: 4/16/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 11/05/03 14:12 3pgs
Fees:18.00 Taxes:386.61
20031105-0162475

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Kelley Williams	Decision One Mortgage Company, LLC	50*04-3.00
(NAME)	(NAME)	
1132 Due West Avenue	6060 J.A. Jones Drive, Suite 1000	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Charlotte North Carolina 28287	
(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, Ann E. Cunniff , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Kelley Williams , 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. three (3) in the subdivision of the Cunniff Home Place, not of record, But as shown of the unrecorded plan of Due West Valley Acres, as subdivided by H.K. Swann, Jr., April 20th, 1947.

Beginning on the North margin of Due West Avenue and on the dividing line between Lot Nos. 3 and 4 in said plan; thence with the Northerly margin of said Avenue, and easterly 100 feet, to the dividing line between Lots Nos. 2 and 3 in said plan; thence with last named line and Northerly 514 feet 07' more or less to a road, the Northerly boundary line of said subdivision; thence with said road and westerly 101 feet 39' more or less to the dividing line between Lots Nos. 3 and 4 in said plan, thence with said line and Northerly 497 feet 33' more or

Continued on next page.

Being the same property conveyed to Britt Samuel Cunniff*** by deed from L. M. Cunniff and wife Hattie B. Cunniff dated 8-16-49 and recorded on 1-22-51 of record in Deed Book 1938, page 587, Register's Office for said County.

***According to Case Number 99P833 at the Circuit Court of Davidson County, due to the death of Britt S. Cunniff, Ann E. Cunniff has been empowered as sole devisee to all properties and belongings of Britt Samuel Cunniff.

unimproved ☐

This is improved ☒ property, known as 1132 Due West Avenue, Madison, TN 37115

(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.

Continuation of Legal
less to North margin of said Due West Avenue the place of the beginning.

Being the same property conveyed to Britt Samuel Cunniff*** by deed from L. M. Cunniff and wife Hattie B. Cunniff dated 8-16-49 and recorded on 1-22-51 of record in Deed Book 1938, page 587, Register's Office for said County.
***According to Case Number 99P833 at the Circuit Court of Davidson County, due to the death of Britt S. Cunniff, Ann E. Cunniff has been empowered as sole devisee to all properties and belongings of Britt Samuel Cunniff.

Witness my/our hand(s) this 30th day of October, 2003.

Ann Cunniff

Ann Cunniff

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

Witness my hand and Official seal this the 30th of October, 2003.

My Commission Expires: 2.8.07

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC
AT
LARGE
RUTHERFORD COUNTY, TENNESSEE

File Number23100184
RETURN TO:

Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129