WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE CARRIE ANN GLEAVES DAVIDSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 05/18/04 15:30 2pgs
Fees:13.00 Taxes:436.60

20040518-0058420

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1579

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg H. Bills	New Owner	076-05-0 035.00
(NAME)	(NAME)	
4912 Leesa Ann Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Joseph C. Cunningham, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg H. Bills and wife, Rebecca S. Bills, 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 all of Lot 32 on the plan of Hidden Hill as shown on plat of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said Register's Office.

Being that same property conveyed to Joseph C. Cunningham, unmarried by deed from Federal National Mortgage Association dated August 11, 1994, of record in Book 9458, Page 758, said Register's Office.

Christy L. Cunningham joins in this conveyance to relinquish any right she may have in and to the property herein described by virtue of marriage to Joseph C. Cunningham.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4912 Leesa Ann Lane, Hermitage, TN 37076

(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 hand this 4th day of May, 2004.

Joseph C. Cunningham

Christy L. Cunningham

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 Joseph C. Cunningham and wife, Christy L. Cunningham the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 12 day of May, 2004.

Commission Expires: 11/25/07

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Darlene Short
Notary Public

RETURN TO:

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212