WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/04 10:25 2pgs
Fees:13.00 Taxes:388.13

20040630-0077591

My Commission Expires Jan. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. Davis	Cavalry Banking	Map: 133
(NAME) 95 Antioch Pike	(NAME) 1 Burton Hills Road	Group: 04-0
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville Tennessee 37215	Parcel: 13
(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, Robert E. Cunningham and Wife, Doris E. Cunningham , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael C. Davis and Wife, Bianca R. Davis , 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, bring part of Lot No. 229 on the Plan of Glencoe Acres Subdivision, Section 2, of record in Plat Book 1835, Page 136, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 229 fronts 1376-1/2 feet on the southerly margin of Antioch Pike and extends back 204.0 feet on the westerly lot line to a broken line in the rear measuring 79.9 feet thereon.

Being the same property conveyed to Robert E. Cunningham and wife, Doris E. Cunningham, by Deed from Cheryl Ann Jordan, dated September 27, 1994, filed for record on September 29, 1994, in Deed Book 9478, Page 490, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 1835, Page 136, Register's Office of said County.

Restrictive Covenants of record in Deed Book 2088, Page 534 and Deed Book 2105, Page 633, Register's Office of said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 95 Antioch Pike, Nashville, TN 37211

(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 23rd day of June, 2004.

Robert E. Cunningham

Doris E. 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 Robert E. Cunningham and Doris E. Cunningham the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/23/2004

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number2406126

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027