SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/04 12:52 2pgs
Fees:13.00 Taxes:246.05
20040803-0092829

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Ronald Cunningham Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-2234

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Cunningham Sr.	Same	060-02-0 091.00
(NAME)	(NAME)	
6113 Stillmeadow Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Mortgage Electronic Registration Systems, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ronald Cunningham Sr., married AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 number 61 on the plan of Parkwood Estates, Section I, as of record in Book 2900, Page 120, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being all of the same property conveyed to Mortgage Electronic Registration Systems, Inc. by Substitute Trustee's Deed of record at Instrument number 20040302-0023244, Register's Office Davidson County, Tennessee.

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 3125 Richmond Hill Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Ronald Cunningham Sr. and his/her/their assigns, forever.

Said Mortgage Electronic Registration Systems, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., has executed this deed this 28th day of July, 2004.

Mortgage Electronic Registration Systems, Inc.

By:

Paul Marquez
Closing Coordinator
as Witness

Ashraf R. Ibrahim
Vice President

STATE OF CALIFORNIA

COUNTY OF ~~SAN DIEGO~~ Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ashwin R. Shahani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the VP respectively of the Mortgage Electronic Registration Systems, Inc., the within named bargainor, a corporation, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2004.

Commission expires: 7-12-07

MARIA ORTEGA
Commission # 1430059
Notary Public - California
Los Angeles County
My Comm. Expires Jul 12, 2007

Maria Ortega

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027