WARRANTY DEED

BOX 13
10989

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$124,300.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~September 30, 2007~~ 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ortelio G. Reyes Rodriguez	GMAC Mortgage Co.	**150-09-0-A 041.00CO**
(NAME) **3037 Owendale Drvie**	(NAME) 6 Cadillac Dr, Ste 150	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Brentwood TN. 37207	
(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, **Erin Beckwith Cunningham and husband, Dustin K. Cunningham**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ortelio G. Reyes Rodriguez**, MARRIED 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. **195** on the Plan of **Forest View Park**, Section VII, a Planned Unit Development, as of record in Book **6900**, Page **162**, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to **Erin C. Beckwith, unmarried** by deed of record in Instrument 20030828-0125246, Register's Office for **Davidson** County, Tennessee.

Erin C. Beckwith and Erin Beckwith Cunningham being one of the same person.

Dustin K. Cunningham executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3037 Owendale Drvie, Antioch, TN 37013**
(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: 02/07/06 14:03 2 pgs
Fees:13.00 Taxes:459.91

20060207-0015234

Witness **my/our hand(s)** this **27th day of January, 2006**.

Erin Beckwith Cunningham
Erin Beckwith Cunningham

Dustin K. 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 Erin Beckwith Cunningham and husband, Dustin K. Cunningham the bargainor(s), with whom I am personally acquainted or 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 Antioch, Tennessee, this 27th day of January, 2006.

Commission expires: ~~9/22/07~~ 11/24/07

Notary Public

ROGER SPROCHI
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN.