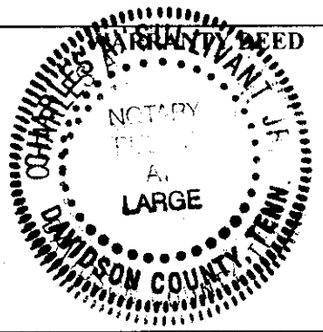


STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~67,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11th** DAY OF **August, 2006**

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

My Commission Expires

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orlando Wiggins	American Mortgage Net.	107 14-0-A 4-co
(NAME) 1328 Massman Drive, Unit 4	(NAME) 11625 Rainwater Dr. B500	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Alpharetta Ga 30004	
(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, **Yolanda M. Cunningham and Jerry L. Cunningham, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Orlando Wiggins, an unmarried man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE PLAN OF COPPERFIELD TERRACE CONDOMINIUMS, AS OF RECORD IN BOOK 6250, PAGE 50, REGISTER'S OFFICE FOR SAID COUNTY, THE PART HEREBY DESCRIBED AS BEING UNIT NO. 4 ON SAID PLAN AS SHOWN IN AND DESCRIBED BY THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME WITH RESPECT TO COPPERFIELD TERRACE CONDOMINIUMS, OF RECORD IN BOOK 6326, PAGE 790, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO YOLANDA M. SPENCE AND JERRY L. CUNNINGHAM BY SPECIAL WARRANTY DEED FROM NATIONSBANK OF TENNESSEE, N.A, RECORDED ON THE 16TH DAY OF JUNE, 1994 IN DEED BOOK 9380, PAGE 362, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. YOLANDA M. SPENCE AND JERRY L. CUNNINGHAM HAVING SINCE MARRIED.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as * Unit 4 **1328 Massman Drive, Nashville, TN 37217**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **11th** day of **August, 2006**.

Yolanda M. Cunningham
Yolanda M. Cunningham

Jerry L. Cunningham
Jerry L. Cunningham

Davidson County DEEDWARR
Recvd: 08/22/06 10:05 2 pgs
Fees:13.00 Taxes:247.90

20060822-0103294

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Yolanda M. Cunningham and Jerry L. Cunningham, whom I am personally acquainted and who upon his/her/their oath acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 11th day of August, 2006.

NOTARY

MY COMMISSION EXPIRES:

