WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Davidson County DEEDWARR
Recvd: 10/17/06 16:01 2 pgs
Fees:13.00 Taxes:953.86
20061017-0128966

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin P. Cunningham	SAME AS OWNER	102-15-22.00
(NAME)	(NAME)	
765 Newberry Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(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,

Rebecca L. Carter, now known as Rebecca Lynn Carter Freeman, joined by her husband, Leonard M. Freeman, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin P. Cunningham,

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. 209 on the Plan of Brook Meade, Section VI, of record in Book 2331, pages 3 and 4, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to REBECCA L. CARTER AND JESSIE P. CARTER, by Special Warranty Deed from DOMINION TRUST COMPANY TRUSTEE FOR DOMINION BANKSHARES CORPORATION UNDER TRUST AGREEMENT DATED MAY 25, 1984 of record in Deed Book 7869 and Page 541 dated June 16, 1989, Register' Office for Davidson County, Tennessee. JESSIE P. CARTER having since died leaving Rebecca L. Carter as her only Heir-at-Law as evidenced by Affidavit of Heirship dated September 9, 1996 of record in Book 10196 and Page 707, Register's Office for Davidson County, Tennessee. Rebecca L. Carter having since married and now being known as Rebecca Lynn Carter Freeman.

Leonard M. Freeman, Jr. hereby joins in this conveyance in order to convey any interest he may have in the property by virtue of his marriage to Rebecca C. Freeman.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

This is improved ☒ property, known as 765 Newberry Road, Nashville, TN

(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 11th day of October, 2006.

Rebecca Lynn Carter Freeman

Rebecca Lynn Carter Freeman

Leonard M. Freeman, Jr.

STATE OF MINNESOTA

COUNTY OF CLAY

I hereby certify that on this, before me, a Notary Public in and for the State and County aforesaid, personally appeared Rebecca Lynn Carter Freeman, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Moorhead, Minnesota this 11th day of October, 2006.

Commission expires:

Notary Public

DEBRA L SCHIEFFER
NOTARY PUBLIC—MINNESOTA
My Commission Expires JAN. 31, 2007

STATE OF MINNESOTA

COUNTY OF CLAY

I hereby certify that on this, before me, a Notary Public in and for the State and County aforesaid, personally appeared Leonard M. Freeman, Jr., known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Moorhead, Minnesota this 11th day of October, 2006.

Commission expires:

Notary Public

DEBRA L SCHIEFFER
NOTARY PUBLIC—MINNESOTA
My Commission Expires JAN. 31, 2007