WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Steiner	Charles Steiner	
(NAME)	(NAME)	
204 Hickory Forge Drive	204 Hickory Forge Drive	163-11-A-5
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062328

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, **I, April Zingale Cunningham,** ** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles Steiner and wife, Mitzi Steiner**, 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. 5 on the Plan of Second Revision, Section Two, Bell Forge Village of record in Plat book 5200, page 695, and amended in Book 6900, page 250, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING all of the same property conveyed to April Zingale by Warranty Deed from Donna Forsythe aka Donna Forsythe Larsen dated April 12, 2002 and filed of record in Book 20020417-0047529, Register's Office for Davidson County, Tennessee. The said April Zingale is now know as April Zingale Cunningham.

Property commonly known as 204 Hickory Forge Drive, Antioch, TN 37013.

** and husband, Jonathan L. Cunningham
Jonathan L. Cunningham, husband of April Zingale Cunningham, joins in the execution of this instrument to convey his marital interests, if any, in subject property.

unimproved ☐

This is improved ☒ property, known as 204 Hickory Forge Drive, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this.

Jonathan L. Cunningham

April Zingale Cunningham

Davidson County DEEDWARR
Recvd: 10/23/06 14:48 2 pgs
Fees:13.00 Taxes:299.70

20061023-0131275

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within April Zingale Cunningham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that April Zingale Cunningham executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2006.

Commission expires:
2/3/10

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Vicki Benjamin
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan L. Cunningham, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of September, 2006.

Commission expires

Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires
July 19, 2008