File No. 261200583

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: April 7, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/27/06 10:06 2 pgs
Fees:13.00 Taxes:1110.00

20061227-0158992

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Bixenman	Christopher Bixenman	044-14-0-129 & 044-14-0-130
(NAME) P.O. Box 542	(NAME) Same	
(ADDRESS) Old Hickory TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , Ross Cunningham, and Wife, Gloria Cunningham, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Bixenman and Annemarie Bixenman, Husband and Wife, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

1115 Fowler Street, Old Hickory, TN 37138

BEING Lot No. 90, Rolling Green Subdivision, Section I, as shown by plat of record in Plat Book 1424, Page 75 & 76, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ross Cunningham, and Wife, Gloria Cunningham by deed from Bix Manufacturing Company, Inc., Dated for 11/16/1989 and Filed on 11/21/1989 of record in Deed Book 7988, page 716, Register's Office for said County.

1116 Fowler Street, Old Hickory, TN 37138

Land in the 4th Civil District of Davidson County, Tennessee, being Lot 91, on the Plans of Rolling Green Meadows of record in Book 1424, Page 75, Register's Office for Davidson County. Said Lot 91 fronts 110.6 feet on the east side of Fowler Street and runs back between lines 203.4 feet in the north side and 137.9 feet on the south line measuring 96.5 feet thereon.

Being the same property conveyed to Ross Cunningham, and Wife, Gloria Cunningham by deed from G.L. Bixenman, filed on 11/21/0989 of record in Deed Book 7988, page 710, Register's Office for said County.

Subject to matters as set forth per plat book 1424, Page 75 & 76, Register's Office for said County.

Lease Agreement of record in Instrument No. 20030603-007508, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 1115 Fowler St., Old Hickory, TN 37138

(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 15th day of December, 2006.

Ross Cunningham

Gloria Cunningham

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ross Cunningham, and Wife, Gloria Cunningham the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of December, 2006.

Commission expires: April 7, 2009

Notary Public

File Number: 261200583

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Laura A. Moore
State of Tennessee Notary Public
Sumner County