# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/24/09

(AFFIX SEAL)

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

**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 |
|---|---|---|
| James M. Cunningham | James M. Cunningham | |
| (NAME) | (NAME) | |
| 617 Carmel Ave | 647 Carmel Ave. | 52-2-73 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Madison, TN 37115 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20063065 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Woody M. Hartley**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James M. Cunningham**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 35 and the Westerly 10 feet of Lot No. 34 Block "D" on the Revised Plan of Rainbow Terrace, as shown on plat of record in Plat Book 1130, page 85, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 35 and part of Lot No. 34 front together 60.0 feet on the Northerly margin of Camel Avenue and extend back between parallel lines 145.0 feet to a dead line.

BEING all of the same property conveyed to Woody M. Hartley by Warranty Deed from Emily S. West, single, dated September 6, 2002 and filed of record in Book 20021001-0119134, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 647 Carmel Ave., Madison, TN 37115

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her 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 19th day of December, 2006.

Davidson County DEEDWARR
Recvd: 01/09/07 10:34 2 pgs
Fees:13.00 Taxes:336.70
20070109-0003612

Woody M. Hartley

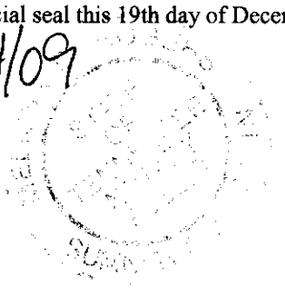
STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 19th day of December, 2006.

Commission expires: 3/24/09



Melissa D. Payne

Notary Public