WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/3/10

(AFFIX SEAL)

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

Davidson County DEEDWARR
Recvd: 03/13/07 10:45 2 pgs
Fees:13.00 Taxes:925.00

20070313-0030654

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
Mike Cunningham	Mike Cunningham	
(NAME)	(NAME)	
1386 Quarry Road	1386 Quarry Road	72-14-144 / 92-6-200 / 92-2-344 / 92-6-545 / 82-4-223
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070282

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, **we, Benny Lee Santiago and Jackie Hatcher**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mike 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1228 Chester Ave., 875 Carter Ave, 2726 Herman Street, 701 27th Ave N., 2414 Meharry Blvd 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 our hands this 16th day of February, 2007.

Benny Lee Santiago

Jackie Hatcher

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 16th day of February, 2007.

Commission expires: 2/3/10

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

EXHIBIT A

Tract 1

Land in Davidson County, Tennessee, being Lot No. 38 and the east 20 feet of Lot No. 37 and the west 10 feet of Lot No. 39 on the Map of Chesterfield Place, as of record in Book 332, page 147, Register's Office for said County.

Said lot and parts of said lots front together 60 feet on the southerly side of Chesterfield Avenue and run back between parallel lines 132 feet to an alley.

Property commonly known as: 1228 Chester Avenue, Nashville, Tennessee.

BEING all of the same property conveyed to Benny Lee Santiago and Jackie Hatcher by Warranty Deed from Tommy T. Lee, dated September 4, 1987 of record in Book 7348, Page 93, Register's Office for Davidson County, Tennessee.

Tract 2
Being Lot No. 5 in Carrick's Subdivision of Block L of the Hefferman Addition.

Said Lot No. 5 fronts 50 feet on the northerly side of Herman Street, formerly Zollicofer Street, and runs back between parallel lines 150 feet to a 16 foot alley.

Property commonly known as:

BEING all of the same property conveyed to Benny Lee Santiago and Jacki Hatcher, (also known as Jackie Hatcher) both married by Warranty Deed from Larry N. Cole and wife, Cheryl Cole, dated June 8, 1989 of record in Book 7863, Page 268, Register's Office for Davidson County, Tennessee.

Tract 3

Being Lot No. 8 in the Bransford Realty Company's Subdivision of part of E. T. Holman's Subdivision and part of Mrs. E. S. Clark's Subdivision, as of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 35 feet on the north side of Hefferan Street, and extends back northerly between parallel lines, 177.75 feet more or less on its western margin and 178.1 feet more or less on its eastern margin, to an alley in the rear.

Property commonly known as: 2414 Meharry Blvd, Nashville, Tennessee

BEING all of the same property conveyed to Jackie Hatcher and Benny Lee Santiago, as tenants in common each holding a 1/2 undivided interest by Warranty Deed from Sherran Burrows dated December 30, 1995 of record in Book 9906, Page 137 and re-recorded in Book 9920, page 614, Register's Office for Davidson County, Tennessee.

Tract 4

Being the southerly part of the easterly part of Lot No. 2on the Map of J. W. turner's Subdivision of Lot No. 21, Boyd McNairy's Plan, as of record in Book 57, page 129, Register's Office for said County, and described as follows:

Beginning at the northwest corner of Clifton Pike and 25th Avenue North; thence with the northerly margin of said Pike,. Westwardly 150 feet to the southeast corner of the property conveyed to Sallie King by deed from I. H. Gibson and wife, of record in Book 1081, page 261, said Register's Office; thence with King's easterly line, northwardly to the southwest corner of the property conveyed to Turner Washington, Jr., and wife, by deed of I. H. Gibson and wife, of record in book 1278, page 151, said Register's Office; thence with Washington's southerly line, eastwardly 136 feet, more or less, to the westerly margin of 26th Avenue North; thence with said Avenue, southwardly 50 feet to the beginning.

Property commonly known as: 701 27th Avenue, N, Nashville, Tennessee.

BEING all of the same property conveyed to Jackie Hatcher and Benny Lee Santiago, as tenants in common each holding a 1/2 undivided interest, by Warranty Deed from Ethel Wilson Stegall, a widow, dated February 3, 1983 of record in Book 6002, Page 988, Register's Office for Davidson County, Tennessee.

Tract 5

Being Lot No. 94 on the Plan of Thornby Place as of record in Book 332, page 3, Register's Office for Davidson County, Tennessee, to which plat reference is here made fore a more complete legal description.

Property commonly known as: 875 Carter Avenue, Nashville, Tennessee.

BEING all of the same property conveyed to Benny Lee Santiago and Jackie Hatcher by Warranty Deed from May E. Little, unmarried, dated August 18, 1994 of record in Book 9459, Page 844, Register's Office for Davidson County, Tennessee.

BLS
J.H.