**RETURN TO:** FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/07 10:47 2 pgs
Fees:13.00 Taxes:287.86
20070625-0075406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/16/09
(AFFIX SEAL)

JAY KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Paul Austin Cunningham | SAME | |
| (NAME) | (NAME) | Map 119-13 |
| 2927 Louise Drive | | |
| (ADDRESS) | (ADDRESS) | Parcel 55 |
| Nashville, TN 37211 | | |
| (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, **JAMES HARGROVE, EXECUTOR OF THE ESTATE OF DONALD BROWN HARGROVE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAUL AUSTIN CUNNINGHAM**, an unmarried man, 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:

BEING Lot No. 89 on the Map of H. B. McNabb's Subdivision of record in Book 1130, page 64, Register's office for said County.

Said Lot No. 89 fronts 65 feet on the westerly side of Louise Drive and runs back between lines, 203.95 feet on the north line and 202.84 feet on the south line to a dead line in the rear on which it measures 65 feet.

BEING the same property conveyed to Donald B. Hargrove by deed from Martha B. Hargrove, dated January 24, 1978, of record January 24, 1978, in Book 5245, Page 588, said Register's Office. Also see Warranty Deed of record in Book 2334, Page 407, and Will of record in 07P52, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2925 Louise Drive, Nashville, TN 37211

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 our hands this 8th day of June, 2007.

James Hargrove, Executor of the Estate of
Donald Brown Hargrove

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned notary public, James Hargrove, 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 therein contained, and who further acknowledged that he is the Executor of the Estate of Donald Brown Hargrove, and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal at Nashville, Tennessee on this 8th day of June, 2007.

Commission expires: 9/16/09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public