03

Realty Title Box 484

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/07 14:44 2 pgs
Fees:13.00 Taxes:1665.00

20070719-0086063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Lawler	NEW OWNER	**Map 102-15**
(NAME) **765 Newberry Road**	(NAME)	**Parcel 22.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **KEVIN P. CUNNINGHAM and wife, PAMELA A. CUNNINGHAM** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH E. LAWLER and wife, BERNARDINE P. LAWLER,** 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. 290 on the Plan of Brook Meade, Section VI of record in Book 2331, page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 209, fronts 120.0 feet on the northerly margin of Newberry Road and extends back 343.3 feet on the southwesterly line and 363.2 feet on the northeasterly line to a dead line in the rear, measuring 121.3 feet thereon.

Being the same property conveyed to Kevin P. Cunningham and wife, Pamela A. Cunningham by quit claim deed from Kevin P. Cunningham of record as Instrument No. 20070213-0018236, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 3, said Register's Office; (c) Restrictive covenants contained in Book 2333, page 629, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 765 Newberry Road, Nashville, TN 37205
(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 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 13th day of July, 2007.

Kevin P. Cunningham

Pamela A. Cunningham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Kevin P. Cunningham and wife, Pamela A. Cunningham the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of July, 2007.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires

Notary Public

