# WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Travis Cunningham | Guaranty Trust Company | Parcel ID: |
| 4030 Farmingham Woods Drive | 316 Robert Rose Dr. | 087050A04000CO |
| Hermitage, TN 37076 | Murfreesboro, TN 37129 | |

FOR AND IN 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

**Christopher Joseph Robinson and wife, Heather Robinson**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Travis Cunningham and Mary Keaveny**, both unmarried
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. 40, on the Plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Christopher Joseph Robinson by deed from Pam Kulas, of record in Instrument 20031110-0164425, dated October 30, 2003, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8238, Page 176; Book 8351, Page 533; Book 8447, Page 635; Book 9006, Page 409; Book 8424, Page 426; Book 8423, Page 784; Book 8702, Page 528; and Book 9006, Page 414, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 228; and (3) Sanitary Sewer Easement of record in Instrument 20020603-0066713 and Right of Way Easement of record in Book 5109, Page 445, said Register's Office.

The said Heather Robinson joins in this conveyance to convey any and all marital interest he/she may have in said property.

Power of Attorney of record in Instrument 20071121-0136562, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 4030 Farmingham Woods Drive, Hermitage, TN 37076

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 16th day of November, 2007.

Christopher Joseph Robinson

Heather Robinson by Christopher Joseph Robinson ATTY-IN-FACT

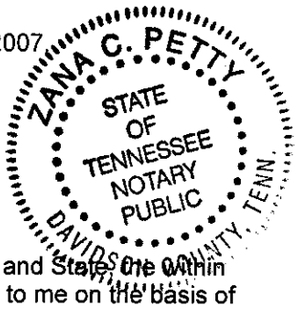
Davidson County DEEDWARR
Recvd: 11/21/07 15:40 3 pgs
Fees:18.00 Taxes:566.10
**20071121-0136563**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Joseph Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 2007.

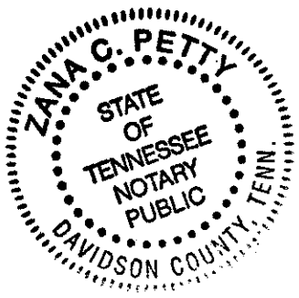
My Commission Expires: 11-22-10 _____
Notary Public




STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Christopher Joseph Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Heather Robinson as his/her/their Attorney in Fact as the free act and deed of the within named Christopher Joseph Robinson.
Witness my hand and official seal at Nashville, Tennessee the 16th day of November, 2007.

My Commission Expires: 11-22-10 _____
Notary Public



# PINNACLE

## TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331


I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010