Davidson County DEEDWARR
Recvd: 01/11/08 11:13 2 pg
Fees:13.00 Taxes:798.37

20080111-0003542

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,775.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2008

Notary Public:

MY COMMISSION EXPIRES: My Commission Expires October 10, 2009
(AFFIX SEAL)

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:
Cristan G. Cunningham	National Bank of Kansas City	Parcel ID:
4315 Grandville Blvd.	10700 Nall Ave, Ste 300	03215004800
Nashville, TN 37207	Overland Park, KS 66211	

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

Carl William Chaney and wife, Sharon H. Chaney

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Cristan G. Cunningham and wife, Rachael R. Cunningham
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. 12, on the Plan of Grande Villa, Section Two, of record in Plat Book 4675, Page 158, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Carl William Chaney and wife, Sharon H. Chaney by deed from James T. Searcy, Sr. and Joyce L. Searcy, both unmarried, of record in Book 8478, Page 335, Register's Office for said County.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees,a and (2) all matters appearing on the plan of record in Plat Book 4675, page 158, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4750, page 533, 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 4315 Grandville Blvd., Nashville, TN 37207

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 9th day of January, 2008.

Carl William Chaney

Sharon H. Chaney

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 Carl William Chaney and Sharon H. Chaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.