File No. 280300236

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/08 12:02 2 pgs
Fees:13.00 Taxes:451.40
20080312-0024914

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Brewer Jr.	SAME AS NEW OWNER	Map 25.16 Parcel 16
(NAME) 916 South Dickerson Rd.	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Thomas L. Cunningham, III, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY T HESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald D. Brewer, Jr., unmarried

HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO -WIT:

Being Lot No. 35 on the Plan of Goodlettsville Heights, Section III, as of record in Book 1835, page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 125 feet on the easterly side of Dickerson Road, and runs back 286.2 feet on the northerly line and 247.0 feet on the southerly lines, to a dead line in the rear, which is a broken line, on which it measures 130.7 feet thereon.

BEING the same property conveyed to Thomas L. Cunningham and wife, Patricia A. Cunningham by Warranty Deed from Alton P. Hughes and wife, Charlotte Hughes of record in Book 7294, Page 106, Register's Office for Davidson County, Tennessee. Further being part of the same property subsequently conveyed from Patrician Ann Cunningham to Thomas L. Cunningham, III by Quitclaim Deed of record in Book 20030130-0013048 said Register's Office.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301, et seq., or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 916 South Dickerson Rd., Goodlettsville, TN 37072
(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(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), His 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 my/our hands this 10th day of March, 2008.

Thomas L. Cunningham III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

** SEE BELOW

Witness my hand at office this 10th day of March, 2008.

Commission expires: 11/7/11

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

File Number: 280300236

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Cunningham III, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.