File No. 280500389

WARRANTY DEED

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

_____
Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/03/08 15:39 3 pgs
Fees:18.00 Taxes:462.50
20080603-0056744

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leovigildo Obedos	First National Bank of Pennsylvania	108-4-168
(NAME)	(NAME)	
4180 Turnberry Rd.	3320 East State Street	
(ADDRESS)	(ADDRESS)	
Lebanon, TN. 37090	Hermitage, PA 16148	
(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, WE,

John P. Cunningham and wife, Dawn M. Cunningham,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Leovigildo Obedos and Victoria A. Obedos, Husband and Wife,

hereinafter called the grantee(s), THIER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 110 on the Plan of the Resubdivision of Zone Lot Division of Lot 110, Section six, Patio Villa, as shown by plat of record in Plat Book 6050, page 326, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John P. Cunningham and wife, Dawn M. Cunningham by Deed dated September 13, 2000 from James A. Hall of record in Instrument Number 200009130091207, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6250, Page 571, Register's Office of said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record 5970 in the Register's Office for 829, and Re-recorded in Book 6014, Page 978, and Amended in Book 6406, Page 799 County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1212 Waggoner Drive, Nashville, TN 37214
(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), THIER 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), THIER 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 30th day of May, 2008.

John P. Cunningham

Dawn M. Cunningham

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John P. Cunningham and wife, Dawn M. Cunningham the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of May, 2008.

Commission expires: 6-27-2011

Notary Public

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

File Number: 280500389

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

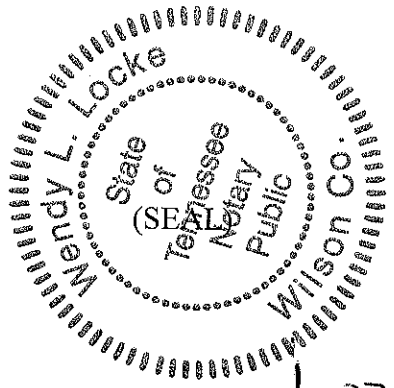
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Wendy L. Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 6-27-2011

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