WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Christine Yoell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2008.

Connie L. Timms
Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2009~~ 2-8-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Cunningham	Same	147030A07500CO 147030A03100CO 147030A07800CO
(NAME) 410 Glwin Place	(NAME)	147003A00900CO 147030A06900CO 147030A02500CO
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080680

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mark Salgueiro and wife, Gloria Salgueiro**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Cunningham**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

See attached exhibit "A"

unimproved ☐

This is improved ☒ property, known as 441 Harding Place Units E3, E9, E12, B9, B15 & A9, Nashville, TN 37211
(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 15th day of May, 2008.

Mark Salgueiro

Gloria Salgueiro

Davidson County DEEDWARR
Recvd: 06/04/08 11:21 3 pgs
Fees:18.00 Taxes:577.20

20080604-0057113

State of Massachusetts
County of Barnstable

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mark Salgueiro and Gloria Salgueiro, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2008

Notary Public

My Commission Expires:_____

[illegible]
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 10, 2013

DUANE [illegible]

File No.: 20080680

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:
Unit No. B15, of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A1 of said Master Deed, reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, pages 571- 572, said Register's Office, for a more complete identification and description of such units. (M&P 147030A03100CO)

Tract No. 1 BEING all of the same property conveyed to Mark Salgueiro and wife, Gloria Salgueiro by Warranty Deed from Lakeview Group, Inc., dated December 1, 2006 and filed of record in Instrument 20061206-0151042, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
Unit B-9 of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A1 of said Master Deed, reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, pages 571- 572, said Register's Office, for a more complete identification and description of such units. (M&P 147030A02500CO)

Tract No. 2 BEING all of the same property conveyed to Mark Salgueiro by Special Warranty Deed from Lehman Brothers Bank, NA dated June 20, 2006 and filed of record in Instrument 20060629-0077853, Register's Office for Davidson County, Tennessee. The said Mark Salgueiro created an estate by the entireties in Mark Salguerio and wife, Gloria Salguerio by Quitclaim Deed dated June 27, 2006 and filed of record in Instrument 20060629-0077854, Register's Office for said County.

TRACT NO. 3:
BEING Unit E-3 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A1 of said Master Deed, reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, pages 571 572, said Register's Office, for a more complete identification and description of such units. (M&P 147030A06900CO)

Tract No. 3 BEING all of the same property conveyed to Mark Salgueiro and wife, Gloria Salgueiro by Warranty Deed from James A. Whiting and wife, Judith Whiting dated May 11, 2006 and filed of record in Instrument 20060516-0057344, Register's Office for Davidson County, Tennessee.

TRACT NO. 4:
BEING Unit E12 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A1 of said Master Deed, reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, pages 571 572, said Register's Office, for a more complete identification and description of such units. (M&P 147030A07800CO)

Tract No. 4 BEING all of the same property conveyed to Mark Salgueiro and wife, Gloria Salgueiro by Warranty Deed from Lakeview Group, Inc., dated December 1, 2006 and filed of record in Instrument 20061206-0151043, Register's Office for Davidson County, Tennessee.

TRACT NO. 5:
BEING Unit A-9 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A1 of said Master Deed, reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, pages 571 572, said Register's Office, for a more complete identification and description of such units. (M&P 147030A00900CO)

Tract No. 5 BEING all of the same property conveyed to Mark Salgueiro and wife, Gloria Salgueiro by Warranty Deed from Wesley Montague and wife, April Montague dated January 18, 2007 and filed of record in Instrument 20070126-0010863, Register's Office for Davidson County, Tennessee.

TRACT NO. 6:
BEING Unit E-9 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A1 of said Master Deed, reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, pages 571 572, said Register's Office, for a more complete identification and description of such units. (M&P 147030A07500CO)

Tract No. 6 BEING all of the same property conveyed to Mark Salgueiro and wife, Gloria Salgueiro by Warranty Deed from Wesley Montague and wife, April Montague dated January 18, 2007 and filed of record in Instrument 20070126-0010862, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions and all matters indicated in the Master Deed and plat aforesaid.