WARRANTY DEED

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

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2008.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: March 24, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/16/08 11:23 2 pgs
Fees:13.00 Taxes:92.50

20080716-0072772

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	Michael Cunningham	
(NAME)	SAME (NAME)	
1386 Quarry Road	~~441 Harding Place Condominium B-22~~	147030A03800CO
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	~~Nashville, TN 37211~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081385

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, **I, Chris Tabscott, a married person**, hereinafter called the GRANTOR, 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. :

*unmarried

SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 441 Harding Place Condominium B-22, 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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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 my hand this 2nd day of July, 2008.

Chris Tabscott

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Chris Tabscott, a married person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Chris Tabscott, a married person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of July, 2008.

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

Commission expires: March 24, 2009

Melissa D. Rogers
Notary Public

File No.: 20081385

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B-22, Harding Place Condominium, as shown on plat of record in Plat Book 5200, pages 571 and 572, and as established under Master Deed of record in Book 6104, page 725, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

BEING all of the same property conveyed to Chris Tabscott, a married person by Warranty Deed from Benton P. White, dated October 12, 2007 of record in Instrument No. 20071019-0124305, Register's Office for Davidson County, Tennessee. Reference is hereby made to deed dated July 1, 1983 of record in Book 6105, page 411, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to Master Deed and By-laws of record in Book 6104, Page 725 and in Instrument No. 20050801-50096131, said Register's Office.