THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 07/30/08 13:12 2 pgs
Fees:13.00 Taxes:1219.15

20080730-0078088

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***329,500.00.

Affiant

Subscribed and sworn to before me this 24th day of July 2008.

Notary Public

My Commission Expires: 9.30.09

| **ADDRESS OF NEW OWNER** | **SEND TAX BILLS TO** | **MAP & PARCEL NOS.** |
|---|---|---|
| Ronald E. Cunningham<br>8185 Londonberry Road<br>Nashville, Tennessee 37221 | ACOPIA, LLC<br>306 NORTH CREEK BLVD, STE 100<br>GOODLETTSVILLE, TN. 37072 | MAP 141-15-0 D<br>PARCEL 160.00 CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Nine Thousand Five Hundred and 00/100 Dollars ($***329,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Alan Clay Clark and wife, Lori Ann Clark, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Ronald E. Cunningham and wife, Katherine A. 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. 160 on the Plan of Phase III-C of Sheffield on the Harpeth, a Planned Unit Development, of record in Book 7900, Page 591, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of subject property.

BEING the same property conveyed to Alan Clay Clark and wife, Lori Ann Clark, by Warranty Deed dated June 25, 2002, from Mark D. Hughes and wife, Jill M. Hughes, of record as Instrument No. 20020626-0077103 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 8185 Londonberry Road, Nashville, Tennessee 37221.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Phase III-C of Sheffield on the Harpeth of record in Book 7900, Page 591, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of July 2008.

Alan Clay Clark

Lori Ann Clark

**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 Alan Clay Clark and Lori Ann Clark, the bargainors, 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 this 24th day of July 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY