WARRANTY DEED



Davidson County DEEDWARR
Recvd: 11/24/08 13:43 2 pgs
Fees:13.00 Taxes:266.40
20081124-0115127

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

James M

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2008.

Connie L. Timbs

Notary Public

MY COMMISSION EXPIRES: 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
James Michael Cunningham	James Michael Cunningham	147030A04700
(NAME) 441 Harding Place D1, E8, E6	(NAME) 410 Gwen Place	147030A07400
(ADDRESS) Nashville, TN 37211	(ADDRESS) Mt. Juliet, TN 37122	147030A07200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081916

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, Luis A. Alva**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James 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. :

Tract 1

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. D-1 in a Horizontal Property Regime of Harding Place Condominium of record in Plat Book 5200, page 571, said Register's Office of which plan reference is made for a more complete description.

Property commonly known as: 441 Harding Place, Unit D-1, Nashville, Tennessee

Tract No. 1 - BEING all of the same property conveyed to Luis A. Alva, unmarried by Warranty Deed from Vernon F. Wells Jr. and wife, Kay M. Wells dated July 28, 1998 of record in Book 11039, Page 582, Register's Office for Davidson County, Tennessee.

Tract 2

A certain condominium apartment in Davidson County, TN, described as Unit E-8, Harding Place Condominiums, a Condominium, a Horizontal Property Regime, located on Harding Place, Davidson County, TN as shown on the plat of Harding Place Condos, Condominium apartments recorded in Plat Book 5200, page 571, said Register's Office, and described in a Master Deed recorded in Book 6104, page 725, said Register's Office, to which reference is hereby made.

Property commonly known as: 441 Harding Place, Unit E-8, Nashville, Tennessee.

Tract No. 2 - BEING all of the same property conveyed to Luis Alva by Warranty Deed dated July 8, 1998 from B & W Investments, a Tennessee General Partnership of record in Book 11015, Page 272, Register's Office for Davidson County, Tennessee.

Tract 3

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. E-6 in a Horizontal Property Regime of Harding Place Condominium of record in Plat Book 5200, page 571, said Register's Office of which plan reference is made for a more complete description.

Property commonly known as: 441 Harding Road, Unit E-6, Nashville, Tennessee.

Tract No. 3 - BEING all of the same property conveyed to Luis A. Alva by Warranty Deed from Oliver J. Lambert dated December 23, 1998 of record in Book 11275, Page 757, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the aforementioned plat of record and also to easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, co-owners and tenants of Harding Place Condominiums, Condominium Apartments contained in Master Deed and By-Laws of record in Book 6104, page 725, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 441 Harding Place D1, E8, E6, 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 13th day of November, 2008.

Luis A. Alva

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 13th day of November, 2008.

Commission expires: 2-8-11

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Connie L. Timbs

Notary Public