WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2009.

Notary Public

MY COMMISSION EXPIRES: April 23, 2013.

(AFFIX SEAL)

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

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
Mike Cunningham	SAME	147030A01500
(NAME)	(NAME)	
1386 Quarry Road		147030A10600
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tennessee 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091369

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, Mark T. Jones**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mike 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. :

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

BEING Units A-15 and H-12, of Harding Place Condominiums created under Title 66, Chapter 27, Sections 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 A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominiums of record in Book 5200, page 571 and 572, said Register's Office for a more complete identification and description of said unit.

BEING all of the same property conveyed to Mark T. Jones by Warranty Deed from Doge Properties LLC dated June 1, 2005 and filed of record in Instrument 20050615-0068512, Register's Office for Davidson County, Tennessee. Subject property was conveyed to Stephanie Dyson by Quitclaim deeds of record in Instrument 20060530-0063297 and Instrument 20060824-0104391, Register's Office for said County. By order of the chancery Court in the cause of Mark Timothy Jones, Plantiff and Stephanie Dyson, Defendant, Case No. 06-2324-IV, Order No. 698441, subject property was vested in Mark T. Jones by deed executed by Cristi Scott, Clerk and Master of the Chancery Court of Nashville, Davidson County, Tennessee, dated April 7, 2009 and filed of record in Instrument 20090501-0039937, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 441 Harding Place Unit #A-15 & H-12, 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.

BILL GARRETT, Davidson County
Trans:T20090063973 DEEDWARR
Recvd: 09/18/09 11:17 2 pgs
Fees:13.00 Taxes:98.05
20090918-0087283

Witness my hand this 11th day of September, 2009.

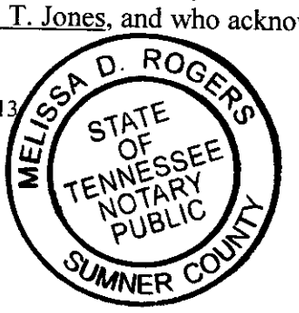
Mark T. Jones by L. Braxton Felts, Jr., Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 11th day of September, 2009, before me personally appeared L. Braxton Felts, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark T. Jones, and who acknowledged that he executed the same as the free act and deed of Mark T. Jones.

Commission expires: April 23, 2013



Melissa D. Rogers Notary Public