BILL GARRETT, Davidson County
Trans:T20100019367 DEEDWARR
Recvd: 04/05/10 10:44 2 pgs
Fees:13.00 Taxes:362.23

20100405-0024868

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE (AFFIX SEAL) DAVIDSON COUNTY, TENN.

My Commission Expires NOV 7, 2011

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JONATHAN N. ROBINSON, an unmarried man	FIRST COMMUNITY MORTGAGE, INC.	025-04-0
	(NAME)	
228 WEST CEDAR STREET	275 ROBERT ROSE DRIVE	034
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072	MURFREESBORO, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS L. CUNNINGHAM, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JONATHAN N. ROBINSON, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 1 AND 2 ON THE MAP OF W. C. MONCRIEF SUBDIVISION IN GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE.

SAID LOTS 1 AND 2 FRONT TOGETHER 115 FEET ON THE SOUTH SIDE OF CEDAR STREET AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE, WHICH MEASURES 118 FEET.

BEING THE SAME PROPERTY CONVEYED TO THOMAS L. CUNNINGHAM, BY DEED FROM THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, OF RECORD AS INSTRUMENT NO. 20091217-114826, REGISTER'S OFFICE FOR DAVIDSON COUNTY,

THIS IS NOT MARITAL PROPERTY AND ANY SPOUSE OF GRANTOR HEREIN HAS NO INTEREST WHATSOEVER IN THE SUBJECT PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 228 W Cedar St., Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of April, 2010.

THOMAS L. CUNNINGHAM

STATE OF Tennessee

WARRANTY DEED
(Continued)

COUNTY OF Davidson

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

Witness my hand and official seal, this the 1st day of April, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11/7/11

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072