Davidson County DEEDWARR
Recvd: 11/05/10 15:16 3 pgs
Fees:18.00 Taxes:96.20
20101105-0089070

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Richard W. Spencer

1511 Robinson Road
Old Hickory, TN 37138

SEND TAX BILL:

New Owner

MORTGAGEE:
None

MAP AND PARCEL:
052-16-0
003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Helen Wilson Cunningham, Trustee of the Helen Wilson Cunningham Living Trust dated March 7, 1995**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Richard W. Spencer**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Marlin Meadows, Section No. 1 as of record in Plat Book 1835, page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Helen Wilson Cunningham, Trustee of the Helen Wilson Cunningham Living Trust dated March 7, 1995 by quitclaim deed from Helen Wilson Cunningham of record in Book 9617, page 637, Register's Office for Davidson County, Tennessee, dated March 7, 1995.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.
>
> This is improved property known as 809 Nix Pass, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the

use of any gender shall be applicable to all genders.

Witness my hand this 5th day of November, 2010.

Helen Wilson Cunningham, Trustee of the Helen Wilson Cunningham Living Trust dated March 7, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Helen Wilson Cunningham, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 5th day of November, 2010.

Notary Public

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $26,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of November, 2010.

NOTARY PUBLIC

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

