WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Francisco Elias
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: February 8, 2012.
(AFFIX SEAL)

Carla R. Dillard State of Tennessee Notary Public Rutherford Co.

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Elias	Wells Fargo Bank, N.A.	10613014400
(NAME)	(NAME)	
2131 Sadler Avenue	12854 Kenan Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Jacksonville, FL 32258	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roger L. Cunningham and Lisa M. Baker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francisco Elias, an unmarried person, 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. 59 on the Map of Sadler Place, as shown by plat of record in Plat Book 332, Page 31, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Roger L. Cunningham and Lisa M. Baker by deed from Evelyn A. Cunningham Smith, dated 11-8-06 of record in Instrument #200611080139229, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2131 Sadler Avenue, Nashville, TN 37210
(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 our hands this 31st day of March, 2011.

Roger L. Cunningham Attorney In fact Lucia Marie Cunningham
Roger L. Cunningham by Lucia Maria Cunningham, Power of Attorney

Lisa M. Baker Attorney In fact Lucia Marie Cunningham
Lisa M. Baker by Lucia Maria Cunningham, Power of Attorney

BILL GARRETT, Davidson County
Trans:T20110021439 DEEDWARR
Recvd: 04/12/11 09:19 2 pgs
Fees:13.00 Taxes:425.50
20110412-0028240

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3/31/2011, before me personally appeared Lucia Maria Cunningham, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roger L. Cunningham, as his Attorney in Fact, under instrument bearing Instrument #_____ Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Roger L. Cunningham, under said Power of Attorney. Witness my hand and official seal.

#20110412-0028238

My Commission Expires: 2-8-12

Carla R. Dillard
State of Tennessee Notary Public
Rutherford Co.

Notary Public

State of Tennessee
County of Davidson

On this 3/31/2011, before me personally appeared Lucia Maria Cunningham, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lisa M. Baker, as her Attorney in Fact, under instrument bearing Instrument #, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Lisa M. Baker, under said Power of Attorney. Witness my hand and official seal.

My Commission Expires: 2-8-12

Notary Public

#20110412-0028239

Carla R. Dillard
State of Tennessee Notary Public
Rutherford Co.