WARRANTY DEED



State of Tennessee)
County of Davidson)

11-04-010-B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Andrew G. French
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of May, 2011

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ANDREW G. FRENCH	" NEW OWNER "	52-9
(NAME) 410 Grapevine Avenue	(NAME)	77.00
(ADDRESS) Madison, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RONNIE DEAN CUNNINGHAM AND WIFE, VICKI LYNN CUNNINGHAM**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW G. FRENCH, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 75 feet of the westerly part of **Lot No. 8 on the Map of Montague Park** as of record in Book 421 at page 141, Register's Office for said County, described as follows:

Beginning at the southwest corner of said Lot No. 8 said point being in the intersection of Grapevine Avenue and a 2 foot reserved strip running along the westerly line of said subdivision; thence northerly with said reserved strip 75 feet to the southerly line of the property conveyed to S.R. Lyon by deed from George T. Menees and wife of record in Book 911 at page 377, said Register's office; thence easterly with same 89.5 feet, more or less to a point 20 feet westerly from the easterly line of said Lot No. 8; thence southerly parallel with same 75 feet more or less, to the northerly margin of Grapevine Avenue; thence westerly with same 87.25 feet, more or less to the beginning.

Being the same property conveyed to Ronnie D. Cunningham and wife, Vicki L. Cunningham by Quitclaim deed from Jimmy C. Hamilton and wife, Debra L. Hamilton, August 29, 2007, of record in Instrument No. 20070906-0107059, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 05/25/11 13:43 2 pgs
Fees:13.00 Taxes:277.50
20110525-0040125

BEING unimproved ☐
Improved ☒ property known as: **410 Grapevine Avenue, Madison, TN, 37214.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 25th day of May, 2011.

RONNIE DEAN CUNNINGHAM

VICKI LYNN CUNNINGHAM

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONNIE DEAN CUNNINGHAM AND WIFE, VICKI LYNN CUNNINGHAM**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2011.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, 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 according to law.

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9-9-14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY