WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

BILL GARRETT, Davidson County
Trans:T20110037328 DEEDWARR
Recvd: 06/22/11 10:57 2 pgs
Fees:13.00 Taxes:684.13
20110622-0047786

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day ine, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin R. Cunningham	Kevin R. Cunningham	147-01-003.00
(NAME)	(NAME)	
370 Lynn Drive	370 Lynn Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Marvin Scott and DiAnne Scott, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kevin R. Cunningham, a married man and Wife, Bonnie V. Cunningham**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 426 on the Plan of Section Six, Caldwell Hall as of record in Plat Book 2900, Page 148, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marvin Scott and DiAnne Scott, husband and wife by Warranty Deed dated November 12, 2010 from Kenneth Thompson, Administrator CTA of the Estate of Altie Lee Thompson as recorded in Instrument No. 20101119-0092635, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Robert Thomas Thompson and wife, Altie Lee Thompson, by deed dated August 2, 1989 from James E. Miller and wife, Barbara O. Miller, of record in Book 7908, Page 500, said Register's Office. Robert Thompson died November 5, 1989, vesting title solely in Altie Lee Thompson as the surviving tenant by the entirety. Altie Lee Thompson died February 2, 2009. Kenneth Thompson is the Administrator CTA of the Estate of Altie Lee Thompson and has the power to sell said property in accordance with Order filed November 1, 2010 under Docket No. 09P526 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Real Property Taxes for the year 2011 and subsequent years, a lien not yet due and payable.

All matters as set forth on the plat of record in Plat Book 2900, Page 148, Register's Office for 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 370 Lynn Drive, 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 17th day of June, 2011.

Marvin Scott

DiAnne Scott

State of Tennessee
County of Wilson

Personally appeared before me Marvin Scott and DiAnne Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2011.

Notary Public Marilyn C. Newman
My Commission Expires: 10-27-13

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON