Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 23rd day of June, 2011.

Notary Public
My commission expires: April 13, 2015

04-1105-54046

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith Cunha	Magna Bank	86-03-0-064
1712 Ridgemere Court	P. O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David A. Fulton, a single person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Keith Cunha, an unmarried man, hereinafter called the Grantees, their successors 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 Lot No. 60, on the Plan of Ridgemere, of record in Plat Book 6250, Page 937, 938 and 939, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David A. Fulton, a single person, by deed from Azar Dashtban, married, dated October 14, 2008 and recorded October 15, 2008, of record in Instrument No. 20081015-0103921, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1712 Ridgemere Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110038157 DEEDWARR
Recvd: 06/27/11 09:51 2 pgs
Fees:13.00 Taxes:617.90
20110627-0048836

WITNESS my hand this 23rd day of June, 2011.

David A. Fulton

Whitney F. Fulton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David A. Fulton and Whitney F. Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 23rd day of June, 2011.

Notary Public
State of Tennessee at Large

My Commission expires: 01/17/12

