# WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $318,500.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2011.

Notary Public

My Commission Expires: Sept. 9, 2014

(Affix Seal)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2618 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Priscilla Sullivan | Quicken Loans | 092-13-0-E-001.00 CO |
| 309 A 33rd Avenue | 1050 Woodard Avenue | |
| Nashville, TN 37209 | Detroit, MI 48226-1906 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daniel Cunningham**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Priscilla Sullivan and Colt Sullivan, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**LAND in Davidson County, Tennessee, being Unit A, on the Declaration of Covenants, Conditions and Restrictions for 33rd Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20071113-0132938, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.**

**Being the same property conveyed to Daniel Cunningham by Special Warranty Deed from GreenBank dated 3/24/11 of record in Instrument Number 20110324-0022946, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Green Bank by Trustee's Deed dated 12/29/10 whereas default was made in the terms and conditions of a certain Deed of Trust dated 9/12/06 of record in Instrument Number 20060915-0114510, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 092-13-0-E-001.00 CO, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20071113-0132938, page n/a, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20071113-0132938, page n/a, Register's Office for Davidson County, Tennessee.

This is improved property known as: **309 A 33rd Avenue North, Nashville, TN 37209**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 29, 2011.

**Daniel Cunningham by Darin Cunningham**
**As Attorney in Fact**

BILL GARRETT, Davidson County
Trans:T20110053931 DEEDWARR
Recvd: 08/31/11 14:06 2 pgs
Fees:13.00 Taxes:1178.45

20110831-0067595

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Darin Cunningham**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Daniel Cunningham**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Daniel Cunningham**, the bargainor(s), by the said **Darin Cunningham**, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of August, 2011.

My Commission Expires: 1-6-14

NOTARY PUBLIC

