WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110069081 DEEDWARR
Recvd: 11/03/11 09:18 2 pgs
Fees:13.00 Taxes:24.05
20111103-0085646

MELISSA D ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Cunningham	Same	
(NAME)	(NAME)	133160A03400
1386 Quarry Rd.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20111265

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Mary Catherine Davis**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Michael Cunningham**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 270 Tampa Dr. D-9, 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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of October, 2011.

The Estate of Mary Catherine Davis

By: Teresa Davis Proctor, Executrix
Teresa Davis Proctor, Executor

State of Tennessee
County of Sumner

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Teresa Davis Proctor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Estate of Mary Catherine Davis, the within named bargainor, and as such Executor, executed the foregoing instrument for the purpose therein contained.

Witness my hand this 27th day of October, 2011.

My Commission Expires: 4/23/13

Notary Public

MELISSA D ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit D-9 of Harding Glen Condominium (formerly Barcelona condominium), created under title 66, chapter 27, Section 101, et seq. as amended, Tennessee Code annotated, as established by a Master deed of record in Book 6400, page 801, as amended by Name Change Amendment to Master Deed for Barcelona Condominium, appearing of record in Book 11509, page 965, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master deed. Reference is hereby made to the plat of Barcelona Condominium of record in Book 6400, page 839, Register's Office for Davidson County, Tennessee for a more complete identification and description of said unit.

BEING all of the same property conveyed to Mary C. Davis by Warranty Deed from The Resource Foundation, Inc., dated January 12, 1996 and filed of record in Book 9917, Page 264, Register's Office for Davidson County, Tennessee. The said Mary C. Davis (aka Mary Catherine Davis), died testate a citizen and resident of Davidson County, Tennessee, on September 1, 2011, and under the terms of her will, which will appears of record in the Chancery Court Clerk's Office for Davidson County, Tennessee, she appointed Teresa Davis Proctor as Executor of her estate.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harding Glen Condominium, appearing of record in of record in Book 6400, page 801, as amended in Book 9397, page 814, Book 9723, page 68 and as amended by Name Change Amendment to Master Deed for Barcelona Condominium, appearing of record in Book 11509, page 965, as amended in Book 11509, page 966 and Instrument 20070926-0114999, said Register's Office, and By-Laws appended thereto.