This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 11-1151

BILL GARRETT, Davidson County
Trans:T20110069991 DEEDWARR
Recvd: 11/07/11 09:34 2 pgs
Fees:13.00 Taxes:1369.00
20111107-0086681

WARRANTY DEED

THIS INDENTURE, made and entered into this 11/01/2011, by and between **Christopher C Cunningham, an unmarried individual**, parties of the first part, and **Brenda Johnson, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Whites Creek**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No 39 on the Final Plat of Cherry Grove, Phase 1A of record in Plat Book 20050815, Page 0096231, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a comlete and accurate description of said lot.

Being the same property conveyed to Christopher C Cunningham by deed dated January 31, 2007 from Jack O. Nixon, married of record as Instrument No. 20070201-0013579 and re-recorded to correct map number as 20070306-0027756, said Register's Office.

This conveyance is made subject to: all easements and restrictions of record.

Parcel ID # 49-1B-12C

☒ Improved OR

☐ Unimproved property located at: **504 Cherry Grove Lane, Whites Creek, TN 37189**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Christopher C Cunningham

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher C Cunningham** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 1st day of November, 2011..

Notary Public

My Commission Expires: 5/6/13

****

Owner's Name: **Brenda Johnson**

and Address: **504 Cherry Grove Lane, Whites Creek, TN 37189**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
F & M Bank
10 Cadillac Frive #100
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$370,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 1st day of November, 2011..

Notary Public

My Commission Expires: 5/6/13