BILL GARRETT, Davidson County
Trans:T20120022181 DEEDWARR
Recvd: 03/27/12 12:50 2 pgs
Fees:13.00 Taxes:610.50
20120327-0025987

# Warranty Deed

| | |
|---|---|
| J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $165,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 23rd day of March, 2012.<br><br>Notary Public<br><br>My commission expires: 9-9-2014 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| The Metro at 14th LLC | New Owner | 70-15/3 |
| 2424 14th Avenue North | 3716 West End Ave. | |
| Nashville, TN 37208 | Nashville, TN 37205 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICIA G. CUNNINGHAM, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE METRO AT 14TH LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Plan of MetroCentre Condominium Homes, which subdivision is of record in Book 5200, Page 468, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the middle of 14th Avenue North where it terminates on its northerly end; thence North 12° West 120.52 feet to a point; thence North 74° 27' 34" East 74.10 feet to a point; thence South 12° 46' East 40.46 feet to a point; thence North 77 °14' 0" East 147 feet to a point; thence South 12° 46' 0" East 163.68 feet to a point; thence South 73° 23' 43" West 199.32 feet to a point on the easterly margin of 14th Avenue North; thence with the easterly margin of 14th Avenue North 12° 0' 0" West 93.06 feet to a point; thence South 78° 0' 0" West 25 feet to the point of origin, said tract being shown as Tract No. 1 on the Plan of MetroCentre Condominium Homes of record in Book 5200, page 468, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia G. Cunningham by Deed of record in Book 7705, page 762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2424 14th Avenue North, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of March, 2012.

Patricia G. Cunningham

**Patricia G. Cunningham**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patricia G. Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of March, 2012.

J Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

