WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-11105

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin A. Cunningham	New Owner	150090a19400co
(NAME)	(NAME)	
3428 Calais Circle		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Esther F. Rambo, unmarried and James Anthony Gilbert, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dustin A. Cunningham, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 306 on the Plan of Forest View Park Section Ten Phase Two of record in Plat Book 7900, Page 720, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Esther F. Rambo and James Anthony Gilbert, as joint tenants with the right of survivorship, by deed of record in Book 11104, Page 856, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Esther F. Rambo by Connie Gilbert as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20121026-0098261, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3428 Calais Circle, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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:T20120081421 DEEDWARR
Recvd: 10/26/12 10:27 2 pgs
Fees:13.00 Taxes:488.40
20121026-0098262

Witness our hands this 24th day of October, 2012.

Esther F. Rambo by Connie Gilbert as her attorney-in-fact

Esther F. Rambo by Connie Gilbert, as her attorney in fact

James Anthony Gilbert

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Anthony Gilbert with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2012.

Commission expires:

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 5, 2015

Notary Public

AND

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of October, 2012, before me personally appeared Connie Gilbert, the person who executed the foregoing instrument on behalf of Esther F. Rambo and who acknowledged that she executed the same as the free act and deed of the said Esther F. Rambo, through Power of Attorney granted she by the said Esther F. Rambo.

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2012.

Commission expires:

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 5, 2015

Notary Public