(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

This instrument prepared by William Dan Douglas, Jr., Attorney
Ripley, Tennessee

BILL GARRETT, Davidson County
Trans:T20120082937 DEEDWARR
Recvd: 10/31/12 12:22 2 pgs
Fees:13.00 Taxes:663.23
20121031-0100003

WARRANTY DEED

STATE OF TENNESSEE)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON)

That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, MARY RACHEL CUNNINGHAM, FORMERLY KNOWN AS MARY RACHEL ROBERTS, and husband, WESLEY H. CUNNINGHAM, have this day bargained and sold and do by these presents transfer, sell and convey to DUNCAN A. EARLE, a single man, his heirs and assigns forever in fee simple, the following described real estate, together with all improvements thereon, lying, situated and being in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 195 on the Plan of Bradford Hills, Section Fourteen, as of record in Plat Book 7900, page 6 and Amended in Book 7900, page 739 of the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary Rachel Roberts by Warranty Deed from Upendra D. Patel and wife, Dharmista Patel, of record in Instrument No. 200606081-0093430 of the Register's Office of Davidson County, Tennessee. Mary Rachel Roberts having since married and is known as Mary Rachel Cunningham.

TO HAVE AND TO HOLD the above described and conveyed real estate unto DUNCAN A. EARLE, his heirs and assigns forever in fee simple.

WE COVENANT that we are lawfully seized and possessed of said tract of land; that said property is free and unencumbered, and that we will warrant and forever defend the title to the same against the lawful claims of all persons whomsoever.

WITNESS our signatures, this 22nd day of October, 2012.

MARY RACHEL CUNNINGHAM

WESLEY H. CUNNINGHAM

STATE OF TENNESSEE)
)
COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned Notary Public, in and for said state and county, MARY RACHEL CUNNINGHAM and husband, WESLEY H. CUNNINGHAM, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal of office, at office, this 22nd day of October, 2012.

WILLIAM DAN DOUGLAS, JR. STATE OF TENNESSEE NOTARY PUBLIC LAUDERDALE COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/13/2014

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $179,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 22nd day of October, 2012.

WILLIAM DAN DOUGLAS, JR. STATE OF TENNESSEE NOTARY PUBLIC LAUDERDALE COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/13/2014

Map 172-12-0-B-368.00CO

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

New Owner
Name of person or agency

3053 Cody Hill Rd.
Nashville TN 37211
Address of above party

Duncan A. Earle
Name of property owner

3053 Cody Hill Rd
Nashville TN 37211
Address of property owner