# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120092096 DEEDWARR
Recvd: 12/03/12 14:02 2 pgs
Fees: 13.00 Taxes: 447.70
20121203-0110939

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

AMY LYNNE M. GOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 04/21/2015

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Elisabeth D. Loose | First Federal Bank | 13306008900 |
| (NAME) | (NAME) | |
| 3625 Floral Drive | 601 Hwy 46 S | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Dickson TN 37055 | |
| (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, Sandra Elizabeth Thompson, James Edward Cunningham, Jr., and Maureen Diane Bain, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elisabeth D. Loose, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Shady Fork Subdivision, of record in Book 2330, Page 88, Register's Office for Davidson County, Tennessee.

Beginning at a monument in the southwest corner of said subdivision, in the northerly margin of Wheeler Avenue, thence eastwardly with the northerly margin of Wheeler Avenue, and with the curves thereof 179.88 feet to a monument in the intersection of Wheeler Avenue and Floral Drive; thence with the west margin of Floral Drive northwardly 86.95 feet to a point in the common corner of Lots Nos. 1 and 2, thence with the southerly margin of Lot No. 2, westwardly 167.5 feet to a point, thence southerly with the western boundary of said subdivision 130.6 feet to the point of beginning.

Being the same property conveyed to James Edward Cunningham and wife, Dorothy D. Cunningham, by deed of record in Book 3761, Page 143, Register's Office for Davidson County, Tennessee. The said James Edward Cunningham having predeceased Dorothy D. Cunningham. Dorothy D. Cunningham having died testate as evidenced by Probate Docket Number 12P858, Probate Clerk's Office for Davidson County, Tennessee. Sole owners of the property are Sandra Elizabeth Thompson, James Edward Cunningham, Jr., and Maureen Diane Bain, as devised in the will by the said Dorothy D. Cunningham.

Subject to all matters as shown on Plan of Shady Fork Subdivision of record in Book 2330, Page 88, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3625 Floral Drive, Nashvile, 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 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.

Witness my hand this 29th day of November, 2012.

Sandra Elizabeth Thompson

James Edward Cunningham, Jr., by Sandra Elizabeth Thompson, Attorney-in-Fact

Maureen Diane Bain, by Sandra Elizabeth Thompson, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of November 2012 before me personally appeared Sandra Elizabeth Thompson, the person who executed the foregoing instrument on behalf of Maureen Diane Bain, and acknowledged that she executed the same as the free act and deed of the said Maureen Diane Bain, through Power of Attorney granted 11/13/12 by the said Maureen Diane Bain.

Witness my hand and official seal at Franklin, Tennessee this 29th day of November, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of November 2012 before me personally appeared Sandra Elizabeth Thompson, the person who executed the foregoing instrument on behalf of James Edward Cunningham, Jr., and acknowledged that she executed the same as the free act and deed of the said James Edward Cunningham, Jr., through Power of Attorney granted 08/16/12 by the said James Edward Cunningham, Jr..

Witness my hand and official seal at Franklin, Tennessee this 29th day of November, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this 29th day of November, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013