BILL GARRETT, Davidson County
Trans:T20130012530 DEEDWARR
Recvd: 02/14/13 08:42 2 pgs
Fees:13.00 Taxes:166.50
20130214-0014924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy Cunningham IV and wife, Kathy Cunningham	Same as new owner	01816011201
	(NAME)	
1185 Kimberly Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jennifer Beach, Claudia Morton and Rosalia Morton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tommy Cunningham IV and wife, Kathy Cunningham, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE TENTH CIVIL DISTRICT DESCRIBED ACCORDING TO A SURVEY MADE BY RICHARD B. OMOHUNDRO, ENGINEER, ON MAY 5, 1962, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF MONCRIEF AVENUE AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO BRUCE WILSON AND WIFE, BY DEED FROM W. C. MONCRIEF & COMPANY, INC., OF RECORD IN BOOK 3399, PAGE 363, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID WILSON'S NORTHERLY LINE SOUTH 68 DEG. 53 MIN, E. 25.1 FEET, NORTH 89 DEG. 47 MIN. E. 99 FEET, S. 84 DEG. 23 MIN. E. 200 FEET, AND S. 71 DEG. 3 MIN. E. 157.3 FEET; THENCE N. 3 DEG. 15 MIN. E. 85 FEET; THENCE N. 81 DEG. 25 MIN. W. 308.5 FEET; THENCE N. 85 DEG. 35 MIN. W. 136.01 FEET; THENCE N. 50 DEG. 20 MIN. W. 6.1 FEET TO THE EASTERLY MARGIN OF MONCRIEF AVENUE; THENCE WITH THE SAME S. 23 DEG. 52 MIN. W. 71.3 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LOIS TOLER MORTON BY DEED FROM W. C. MONCRIEF COMPANY, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 4559, PAGE 270, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LOIS TOLER MORTON A/K/A LOIS AVO MORTON HAVING SINCE DIED ON APRIL 16, 2012, A RESIDENT OF DAVIDSON COUNTY, TENNESSEE, LEAVING HER ONLY HEIRS-AT-LAW AS JENNIFER MORTON BEACH, CLAUDIA MORTON AND ROSALIA MORTON.

LOIS TOLER MORTON AND LOIS AVO MORTON BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 551 Moncrief Avenue, Goodlettsville, TN 37072
(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

WARRANTY DEED
(Continued)

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/our hand(s) this 12th day of February, 2013.

Jennifer Beach

Claudia Morton

Rosalia Morton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Beach, Claudia Morton and Rosalia Morton, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of February, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072