File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52214
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lance A. Cunningham Jean E. Cunningham 4019 Albert Dr. Nashville, TN 37204	New Owner

TAX MAP-PARCEL NUMBERS: 132010J00200CO

BILL GARRETT, Davidson County
Trans:T20130020539 DEEDWARR
Recvd: 03/13/13 14:14 2 pgs
Fees:13.00 Taxes:2356.90
20130313-0025064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$637,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Allen D. Lentz, Trustee, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Lance A. Cunningham and wife, Jean E. Cunningham hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit "B" #4019 on the Plan of Rolling Meadows Cottages, shown as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20111227-0100404, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allen D. Lentz, Trustee, with full power to grant, bargain, mortgage and convey without the joinder of any beneficiary, by deed from Peter Hedera and wife, Patricia Uherova, dated November 16, 2011, recorded November 29, 2011 in Instrument No. 20111129-0092640, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, shown as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20111227-0100404, said Register's Office, to which reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20111227-0100404, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4019 Albert Drive, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of March, 2013.

Allen D. Lentz, Trustee

State of TENNESSEE
County of DAVIDSON

On this 11th day of March, 2013 , before me the undersigned authority, personally appeared Allen D. Lentz, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $637,000.00

Affiant

Sworn and subscribed before me this the 11th day of March, 2013

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017