AL 24737-8

BILL GARRETT, Davidson County
Trans:T20130021518 DEEDQC
Recvd: 03/15/13 14:42 2 pgs
Fees:17.00 Taxes:0.00
20130315-0026131

Bk 14

MAP 161-06-0
PARCEL 143-00

FROM
Ryan Cunningham

FROM
John T. Cook, Trustee

AND

TO
John T. Cook, Trustee

TO
Ryan R. Cunningham and Leigh D. Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ N-O-N-E .

Leigh D Cunningham
Affiant

Subscribed and sworn to before me this the 7 day of March, 2013.

My Commission Expires: 2/13/17

Notary Public

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ryan R. Cunningham and Leigh D. Cunningham
(Name)
5104 Brucewood Dr.
(Street Address)
Nashville, Tennessee 37211
(City) (State) (Zip Code)

SEND TAX BILLS TO:
Avenue Bank
(Name)
3823 Cleghorn Ave.
(Street Address)
Nashville, Tennessee 37215
(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose to create a tenancy by the entirety in **Ryan R. Cunningham and Leigh D. Cunningham,** I, **Ryan R. Cunningham,** by these presents do hereby quitclaim and convey unto **John T. Cook, Trustee** , his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 251 on the Plan of Huntington Park, Section Two, as of record in Book 4175, Page 108, Register's Office for 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 Ryan Cunningham, an unmarried person, by Deed dated May 28, 2010 from Margaret Maguire and husband, Conor Maguire, of record in Instrument No. 20100602-0042542, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as: 5104 Brucewood Dr., Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

AND NOW, I, the said **John T. Cook, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Ryan R. Cunningham and Leigh D. Cunningham, husband and wife**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this the 7 day of March, 2013.

Ryan R. Cunningham

Leigh D. Cunningham

, Trustee

John T. Cook, Trustee

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 **Ryan R. Cunningham and Leigh D. Cunningham**, the bargainors, 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 at Nashville, Tennessee, this 7th day of **March, 2013.**

My Commission Expires: 11-15-15

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

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 **John T. Cook, Trustee**, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of **March, 2013**.

My Commission Expires: 11-15-15

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.