WARRANTY DEED

STATE OF Alabama
COUNTY OF LEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: March 1, 2017

(AFFIX SEAL)

ALEX MUNCIE, III NOTARY PUBLIC ALABAMA STATE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor Knight	Mortgage Investors Group	
(NAME)	(NAME)	
1636 Rachels Retreat Circle	8320 W. Walker Springs Lane	08604002400
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2870	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Chad M. Cunningham, married and Hobart Michael Cunningham, unmarried, as tenants in common with expressed rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Taylor Knight**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 175, on the Final P.U.D. Plan, Planned Unit Development, Phase I, Rachel's Retreat, of record in Plat Book 5200, page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Chad M. Cunningham, unmarried and Hobart Michael Cunningham, unmarried as tenants in common with expressed rights of survivorship by Deed from Joseph Wayne Page and wife, Kathy Rainey Page, dated 06/26/2009 and filed for record on 06/29/2009 in Instrument 200906290060164, Register's Office for Davidson County, Tennessee.
The said Chad M. Cunningham having since married.
Subject property is investment property and is not now nor has it ever been the principal or marital residence of Chad M. Cunningham.

All matters as set forth per Plat Book 5200, Page 516, said Register's Office.
Restrictions of record in Book 6056, Page 670, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1636 Rachels Retreat Circle, Hermitage, TN 37076-2870
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130080693 DEEDWARR
Recvd: 09/18/13 08:41 2 pgs
Fees:13.00 Taxes:506.90
20130918-0098109

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 13th day of September, 2013.

Chad M. Cunningham

Hobart Michael Cunningham by Chad M. Cunningham his attorney-in-fact

State of Alabama
County of LEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad M. Cunningham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of September, 2013.

Notary Public
My Commission Expires: 03.01.17

J. ALEX MUNCIE III NOTARY PUBLIC ALABAMA STATE AT LARGE

State of Alabama
County of LEE

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Chad M. Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Hobart Michael Cunningham, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130918-0098108 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 13th day of September, 2013.

Notary Public
My Commission Expires: 03.01.17

J. ALEX MUNCIE III NOTARY PUBLIC ALABAMA STATE AT LARGE

RETURN TO:
Stewart Title Company Tennessee Division
13626 Lebanon Road, Ste 100
Mt Juliet, TN 37122