BILL GARRETT, Davidson County
Trans:T20130094079 DEEDWARR
Recvd: 11/04/13 11:55 2 pgs
Fees:13.00 Taxes:407.00
20131104-0114253

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131219

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

New Owner is:
Jason T. Cunningham
1017 Maplewood Place
Nashville, TN 37216

MAP: 061-07-0-192.00

PARCEL: 192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Vicki Cunningham a/k/a Vickie Cunningham, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jason T. Cunningham and wife, Lucille C. Cunningham**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1017 Maplewood Place, Nashville, TN 37216**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 18, Block A, on the Map of Broadmoor, of record in Book 547, Pages 161 and 162, 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 Vicki Cunningham, being the same person as Vickie Cunningham, by Quitclaim Deed from Ronnie Dean Cunningham, dated 1/5/12 and recorded 1/13/12 in Instrument No. 20120113-0003555; and being the same property previously conveyed to Ronnie Dean Cunningham and wife, Vickie Cunningham, by Warranty Deed from A.I. Ventures, Inc., dated 10/21/96 and recorded 10/23/96 in Book 10234, Page 119, in the Register's Office of Davidson County, Tennessee.

VC
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of October, 2013.

GRANTOR(S):

Vicki Cunningham AKA Vickie Cunningham

VICKI CUNNINGHAM A/K/A VICKIE CUNNINGHAM

_____

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Vicki Cunningham a/k/a Vickie Cunningham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of October, 2013.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My Commission Expires: 10-15-2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$110,000.00**.

Peter Barber

AFFIANT

SWORN TO and subscribed before me this 31st day of October, 2013.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My commission expires: 10-15-2017