BILL GARRETT, Davidson County
Trans:T20130095487 DEEDWARR
Recvd: 11/08/13 08:57 2 pgs
Fees:13.00 Taxes:819.55
20131108-0115884

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Sandra Cunningham
2161 Quail Ridge Drive
Nashville, TN 37207

SEND TAX BILL TO:
Freedom Mortgage Corporation
2180 W. State Rd. 434
#2180
Longwood, FL. 32779

Tax ID **03209009600**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jason B. Danner and wife, Sun-Sil Y. Danner,** has this day bargained and sold, and does hereby transfer and convey unto **Sandra D. Cunningham, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Quail Ridge, Section Three of record in Plat Book 7900, Page 160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason B. Danner and wife, Sun-Sil Y. Danner by Deed from Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2 of record at Instrument No. 20070507-0054954, Register's Office for Davidson County, Tennessee, dated April 07, 2007 and recorded on May 05, 2007.

This is improved property known as 2161 Quail Ridge Drive, Nashville TN 37207

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 160, and restrictions in Book

8163, page 781, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of October, 2013.

Jason B. Danner

Sun-Sil Y. Danner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason B. Danner and Sun-Sil Y. Danner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of October, 2013.

NOTARY PUBLIC

REGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 4, 201

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $221,500.00.

Cheri Hawkins
AFFIANT

Subscribed and sworn to before me this the 31st day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 8-20-14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014