BILL GARRETT, Davidson County
Trans:T20140011591 DEEDQC
Recvd: 02/19/14 10:43 2 pgs
Fees:13.00 Taxes:11.10
20140219-0014153

This instrument prepared by:
James M. Cunningham
1124 Brandon Drive
Franklin, Tennessee 37064
615-584-9052

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
James Michael Cunningham Trustee for Richard Cunningham James Michael Cunningham 1124 Brandon Drive Franklin, Tennessee 37064	Same	148-16-0-047.00

QUITCLAIM DEED

In consideration of Three Thousand ($3,000) dollars and other valuable consideration paid, the receipt of which is acknowledged, I, **Pamela Cunningham Epps**, the Grantor, sell, transfer, and convey to **James Michael Cunningham**, the Grantee, all of my right, title and interest in the following real estate located at 2216 Antioch Pike, NASHVILLE, TENNESSEE:

IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING in the westerly portion of Lot 4 of the J.G Rieves Plan as recorded in Plan Book 3, page 17, Chancery Court of David County. Bound in general by Sapp and Dale on the east, Baker on the west, Rieves Road on the north and Antioch Pike on the south.

BEGINNING at a PK nail in the center of Rieves Road at the NE corner of Baker as described in Book 2026, page 98, ROCD, TN, thence with the center of said road S 82° 48' 37" E 99.0 ft. to a PK nail, the NW corner of Sapp as described in Book 5455, page 661, RODC, TN, thence with their W line, S 28° 29' 46" W passing at 240.27 their SW corner and continuing with Sale's W line a total length of 436.06 ft. to the center of Antioch Pike, thence with said center line, N 40° 19' 21" W 100.00 ft. to Baker SE corner, thence with her E line, N 28 39' 19" E 363.96 ft. to the point of beginning and containing 0.85 acres, more or less.

BEING the same property conveyed to Myrtle Marie Cunningham by Warranty Deed dated May 2, 1988 from John Graves and wife, Louise Grave, of record in Book 7531, Page 364, Register's Office of Davidson County, Tennessee. Myrtle Marie Cunningham having become decease on the 22nd day of March, 2012. Myrtle Marie Cunningham being one and the same person as Marie C. Cunningham who bequeathed said real estate to James Michael Cunningham, Pamela Cunningham Epps and James Michael Cunningham as Trustee for Richard Cunningham, a one-third interest each as tenants in common, by last Will and Testament of record in Will Book 86, Page 277-281 of record in the

Probate Court of Williamson County, Tennessee. Executor's Quitclaim Deed recorded as instrument number, 20130419-0039075, Register's Office of Davidson County, Tennessee.

Witness my hand this 14th day of February, 2014.

Pamela Cunningham Epps, Grantor

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 14th day of February, 2014, before me personally appeared **Pamela Cunningham Epps**, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: My Commission Expires AUG. 23, 2016.

JACKIE SADLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Affidavit of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $3,000.00. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James M. Cunningham, Grantee

Sworn to and subscribed before me this 14th day of February, 2014.

Notary Public

My commission expires: My Commission Expires AUG. 23, 2016.

JACKIE SADLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.