Return to: BridgehouseTitle

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016321 DEEDWARR
Recvd: 03/11/14 08:56 2 pgs
Fees:13.00 Taxes:499.50
20140311-0020130

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of March, 2014.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anthony Neal	First Community Mortgage, Inc.	162-6-339
169 Delvin Drive	275 Robert Rose Drive	
Antioch, TN 37013	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Darin Cunningham and Christina Cunningham, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anthony Neal and Lora Bourland, husband and wife,**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Bess Estates, Section 1 of record in Plat Book 4460, Page 154, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Darin Cunningham and wife, Christina Cunningham from Jimmy L. Rogers and wife, Charlotte Rogers by Warranty Deed on August 21, 2013, of record in Instrument Number 20130823-0089369, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Jimmy L. Rogers and wife, Charlotte Rogers by Warranty Deed dated 9/1/76 of record in Book 5066, page 721, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4460, Page 154, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4679, Page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as: **169 Delvin Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 7, 2014.

Darin Cunningham

Christina Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Darin Cunningham and Christina Cunningham** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 7, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY