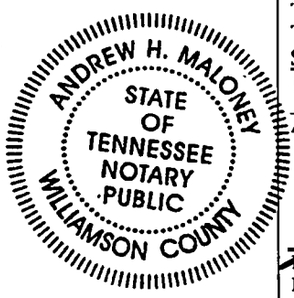
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/14 08:09 2 pgs
Fees:13.00 Taxes:314.50
20140312-0020503



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $85,000.00.

Affiant

Subscribed and sworn to before me this 11 day of March, 2014.

Notary Public
My Commission expires: 8/19/14
(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:
Scott Jones	SAME	071-15-0-081.00
2020 Fieldstone Parkway, Suite 900-306		
Franklin, TN 37069-4337		

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, **Ronnie Cunningham**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jona Realty, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 35 on the map of Eastmoreland Place, of record in Book 161, Page 170, Register's Office for Davidson County.

Said Lot Number 35 fronts 50 feet on the northerly side of Eastmoreland Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Ronnie Cunningham and wife, Vickie Cunningham from Donnie Cain by Warranty Deed on September 22, 2003, of record in Instrument Number 20031003-0146104, Register's Office for Davidson County, Tennessee. Further conveyed to Vicki Cunningham, (being the same person as Vickie Cunningham), from Ronnie Cunningham by Quitclaim Deed on January 5, 2012, of record in Instrument Number 20120113-0003556, Register's Office for Davidson County, Tennessee. Further conveyed to Ronnie Cunningham from Vicki L. Cunningham by Quitclaim Deed on October 21, 2013, of record in Instrument Number 20131115-0118088, 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 subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 170, Register's Office for Davidson County, Tennessee.

This is improved property known as: **117 Eastmoreland Street, Nashville, TN 37207**

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 11, 2014.

Ronnie Cunningham

BY: Ronnie Cunningham by Larry Wayne Cunningham Attorney-in-fact
Larry Wayne Cunningham, Attorney-in-fact
of record in Record Book 3862, page 318,
Register's Office for Sumner County, TN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Larry Wayne Cunningham**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Ronnie Cunningham,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Ronnie Cunningham,** the bargainor(s), by the said **Larry Wayne Cunningham**, as Attorney-in-Fact.

WITNESS my hand and seal, this 11th day of March, 2014.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/19/14

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE