Davidson County DEEDWARR Recvd: 07/01/14 14:07 3 pgs Fees:18.00 Taxes:92.50 **20140701-0057798**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF June, 2014. Notary Public MY COMMISSION EXPIRES: July 3 2 (AFFIX SEAL)

WARRANTY DEED

BR14-2214

SARAH E. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianna Paredes-Alvarez	Dianna Paredes-Alvarez	
2216 Antioch Pike	(NAME) 2216 Antioch Pike	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	148-16-047.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES MICHAEL CUNNINGHAM (2/3 INTEREST) AND JAMES MICHAEL CUNNINGHAM, TRUSTEE OF THE RICHARD CUNNINGHAM TRUST (1/3 INTEREST), hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANNA PAREDES-ALVAREZ, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, 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 Davidson 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, mare particularly described as follows:

Beginning at a PK nail in the center of Rieves Road at the NE corner of Baker as described in Book 2026, Page 98, RODC, 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 from John Graves, of record in Book 7531, Page 364, Register's Office for Davidson County, Tennessee, dated May 2, 1988 and recorded on May 2, 1988. The said Myrtle Marie Cunningham having since died

Being the same property conveyed to James Michael Cunningham, Pamela Cunningham Epps, and James Michael Cunningham, Trustee for Richard Cunningham, a one-third interest each as tenants in common by Executor's Quitclaim Deed from James Michael Cunningham, Executor, of record in Instrument No. 20130419-0039075, Register's Office for Davidson County, Tennessee, dated March 13, 2013 and recorded on April 19, 2013.

Being the same property conveyed to James Michael Cunningham by Quitclaim Deed from Pamela Cunningham Epps (as to her 1/3 %), of record in Instrument No. 20140219-0014153, Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 19, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plan Book 3, Page 17, Register's Office for Davidson County, Tennessee.

Grantor has never occupied the said property as his primary residence.

unimproved ( )

This is improved (X) property, known as 2216 Antioch Pike, Antioch, Tennessee 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 30th day of June, 2014.

James Michael Cunningham

James Michael Cunningham, Trustee of the Richard Cunningham Trust

Trustee of the Richard Cunningham Trust

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2014, before me personally appeared James Michael Cunningham to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of June, 2014.

Sarah E Johnson

Notary Public

My Commission Expires: July 3, 2017

(SEAL)

SARAH E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2014, before me personally appeared James Michael Cunningham, Trustee of the Richard Cunningham Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of June, 2014.

Sarah E Johnson

Notary Public

My Commission Expires: July 3, 2017

(SEAL)

SARAH E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule', 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY