WARRANTY DEED

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140051662 DEEDWARR
Recvd: 07/17/14 16:15 2 pgs
Fees:13.00 Taxes:240.50
20140717-0063562

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $65,000.00.

Affiant

Subscribed and sworn to before me this 11th day of July, 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:
Aaron Hendrickson	Same	06106011100
4216 Edwards Avenue	3862 Saunders Ave.	
Nashville, TN 37216	Nashville, TN 37216	

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 **Aaron Hendrickson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly part of Lot No. 125 on the Plan of Maplewood Heights Subdivision as of record in Book 547, Pages 77 and 78, Register's Office for said County, described as follows:

Beginning on the southerly margin of Maplewood Lane at its intersection with the easterly margin of Edwards Avenue; thence with the southerly margin of said lane, eastwardly 144.94 feet; thence southwardly 140 feet, more or less, to the line between Lot Nos. 124 and 125; thence with the line between said two lots, westwardly 140 feet to the easterly margin of said Edwards Avenue; thence with the easterly margin of same, northwardly 107 feet to the beginning.

Being the same property conveyed to Ronnie D. Cunningham and wife, Vicki L. Cunningham from Montieray Jounston by Installment Deed on April 15, 1985, of record in Book 6534, Page 414, Register's Office for Davidson County, Tennessee. Further conveyed to Ronnie Cunningham from Vicki L. Cunningham by QuitClaim Deed on November 12, 2013, of record in Instrument Number 20131115-0118087, 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, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 77, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4216 Edward Avenue, Nashville, TN 37216.**

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 July 11, 2014.

Ronnie Cunningham

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Ronnie Cunningham** to me known to be the person described n and who executed the foregoing instrument, and acknowledged that he executed the same or the purposes therein contained.

WITNESS my hand and Official Seal at office this July 11, 2014

My commission expires 8/19/14

Notary Public

