WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

MST 2014-0736

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick K. Cunningham	NYCB Mortgage Company, LLC	181 11 0B 093.00
(NAME)	(NAME)	
9416 Little Gem Drive	1801 East Ninth Street, Suite 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kristine Dinnen, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick K. Cunningham and Scarlett K. Cunningham, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Final Plat Concord Place II, Phase 3 Carter Property of record in Plat at Instrument No. 20080808-0082075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristine Dinnen, an unmarried woman, by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20110406-0026528, Register's Office for Davidson County, Tennessee, dated 03/29/2011 and recorded on 04/06/2011.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20080808-0082075, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050914-0110829, as supplemented in Instrument No. 20090731-0071986, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070509-0055790, in the Register's Office for Davidson County, Tennessee. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20071023-0125249, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

BILL GARRETT, Davidson County
Trans:T20140073080 DEEDWARR
Recvd: 09/29/14 15:40 2 pgs
Fees:13.00 Taxes:851.00
20140929-0089651

This property, known as 9416 Little Gem Drive, Brentwood, TN 37027

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 25th DAY OF Sept., 20 14.

Kristine Dinnen

Kristine Dinnen

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristine Dinnen, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of September, 20 14.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016