Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of September, 2014.

Notary Public

Commission Expiration: 9.17.16

BILL GARRETT, Davidson County
Trans:T20140074356 DEEDWARR
Recvd: 10/02/14 13:59 2 pgs
Fees:13.00 Taxes:551.30
20141002-0091188

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mitchell Cunningham 905 Libby Ln. Hermitage, TN 37076	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	-07511028400

WARRANTY DEED

FOR AND IN 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, **Rodney Jinnette, an unmarried man,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mitchell Cunningham, an unmarried man,** 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:

Property known as 905 Libby Ln. Hermitage, TN 37076, County of Davidson

BEING Lot No. 67, on the Final Plat of Meadows of Tulip Grove, Section Three, of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rodney Jinnette, unmarried, by deed from Bill E. Hamrick and wife, Tonya W. Hamrick dated 4/28/2000, filed of record in Instrument No. 20000501-0043293, said Register's Office.

Tax Map and Parcel ID is as follows 07511028400

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 905 Libby Ln., Hermitage, TN 37076

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 hand this 30th day of September, 2014.

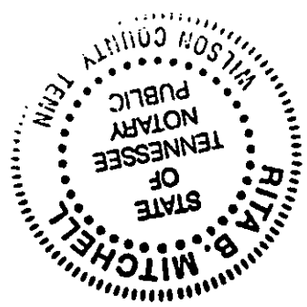
Rodney Jinnette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2014, before me personally appeared Rodney Jinnette, an unmarried man, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of September, 2014.

Rita B Mitchell
Notary Public
Commission Expiration: 1-5-2016



RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122