BILL GARRETT, Davidson County
Trans: T20140075628 DEEDWARR
Recvd: 10/07/14 10:16 2 pgs
Fees: 13.00 Taxes: 891.70
20141007-0092799

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEIL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Cunningham and Sherrie A. Cunningham, husband and wife	Primary Residential Mortgage, Inc.	043040A04400CO
	(NAME)	
1417 Aaronwood Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Austin Mark Writesman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles E. Cunningham and Sherrie A. Cunningham, husband and wife, hereinafter called the Grantees, 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 LOT NO. 44 ON THE FIRST REVISION FINAL PLAT OF CLUSTER LOT SUBDIVISION RIVER LANDING, SECTION 1, PHASE 1, (F/K/A WINDSTAR ESTATES, SECTION 1, PHASE 1), A PLANNED UNIT DEVELOPMENT AS OF RECORD IN INSTRUMENT NO. 20060918-0115492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO AUSTIN MARK WRITESMAN BY SPECIAL WARRANTY DEED FROM FIRST TENNESSEE BANK, NATIONAL ASSOCIATION, DATED 12/20/2013, RECORDED ON 12/23/2013 IN INSTRUMENT NO. 20131223-0128943, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT THE MARITAL RESIDENCE OF THE GF

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 720 River Landing Way, Old Hickory, TN 37138
(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 6th day of October, 2014.

WARRANTY DEED
(Continued)

Austin Mark Writesman

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

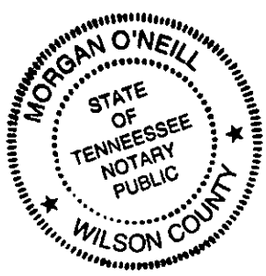
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin Mark Writesman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of October, 2014.

Notary Public

My Commission Expires: 3-27-18

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072