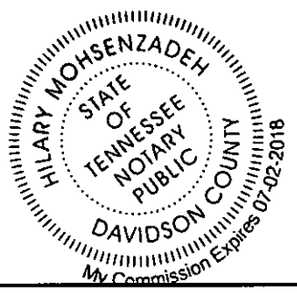
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2015.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ceele Dennis	Wells Fargo Bank, N.A.	13302040000
(NAME)	(NAME)	
310 Antioch Pike	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Minneapolis, MN 55467-8000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nancy G. Johnson, now being known as Nancy Cunningham, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ceele-Dennis, unmarried, 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:

Tract I:

Land in Davidson County, Tennessee, being Lots 15 and 16 on the Plan of W.G. Thuss Subdivision of record in Plat Book 547, Page 7, 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 Billy J. Johnson and Nancy G. Johnson, husband and wife by Warranty Deed from Carol J. Tenpenny and husband, James M. Tenpenny, Sr. of record in Instrument No. 20060404-0038440, Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded April 4, 2006. Said interest is now vested in Nancy G. Johnson, as surviving tenant by the entirety, the said Billy J. Johnson, having since died on February 10, 2009. The said Nancy G. Johnson having since married and now being known as Nancy Cunningham.

Included but Expressly Excluded from the above described property is the conveyance of record in Book 4425, page 53, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot 17 on the Plan of W.G. Thuss Subdivision of record in Plat Book 547, Page 7, 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 Billy J. Johnson and Nancy G. Johnson, husband and wife by Quitclaim Deed from Carol J. Tenpenny and husband, James M. Tenpenny, Sr. of record in Instrument No. 20060404-0038442, Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded April 4, 2006. Said interest is now vested in Nancy G. Johnson, as surviving tenants by the entirety, the said Billy J. Johnson having died on February 10, 2009. The said Nancy G. Johnson having since married and now being known as Nancy Cunningham.

Included but Expressly Excluded from the above described property is the conveyance of record in Book 4425, page 53, Register's Office for Davidson County, Tennessee.

Ronnie Cunningham, spouse of the above named Nancy Cunningham, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20150008397 DEEDWARR
Recvd: 02/03/15 10:43 2 pgs
Fees:13.00 Taxes:666.00
20150203-0009950

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 our hands this 28th day of January, 2015.

Ronnie Cunningham

Nancy Cunningham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of January, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronnie Cunningham and Nancy Cunningham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
10-27-18

Notary Public,

SUSAN BOOTH CH...
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY