Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $102,500.00

Affiant

Subscribed and sworn to before me this 24 day of March, 2015.

Notary Public
My commission expires: 11-3-15

PATRICE J. GALAWAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20150022799 DEEDWARR
Recvd: 03/30/15 09:50 2 pgs
Fees: 13.00 Taxes: 379.25
20150330-0026880

06-1503-75982

Address of New Owner:	Send Tax Bills to:	Tax Information
Cristan Cunningham	F&M Bank	095-11-0-141.01
4315 Grandville Blvd	100 Bluegrass Commons Ste 100	
Nashville TN 37207	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daryl Spicer, married and James Deatrick, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cristan Cunningham and Rachael Cunningham, husband and wife, hereinafter called the Grantees, their successors 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. 68, on the Plan of Cloverdale (erroneously referenced in prior deeds as Clover-Dale), of record in Book 2133, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot No. 68 fronts 85 feet on the easterly side of Springview Drive and runs back 175 feet on the northerly line and 175.3 feet on the southerly line to a line at the rear, measuring 85 feet thereon.

Being the same property conveyed to Michael Hamblin, a married man by Warranty Deed from Robert A. Templeton and wife, Beverly A. Templeton, dated June 25, 2010, recorded July 2, 2010, of record in Instrument No. 20100702-0052014, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Daniel Heichelbech by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated February 19, 2015, recorded March 3, 2015, of record in Instrument No. 20150303-0018440, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Daryl Spicer and James Deatrick, Jr. by Quitclaim Deed from Daniel Heichelbech, dated March 4, 2015, recorded March 6, 2015, for the consideration of $0, of record in Instrument No. 20150306-0019344, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 409 Springview Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

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WITNESS my hand this 24 day of March, 2015.

Daryl Spicer

James Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daryl Spicer and James Deatrick, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 24 day of March, 2015.

Notary Public

My Commission expires
12-22-15

KATHLEEN A TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.