WARRANTY DEED TT2015 258 BILL GARRETT, Davidson County Trans:T20150029702 DEEDWARR Recvd: 04/20/15 14:48 2 pgs Fees:13.00 Taxes:370.00 20150420-0035090	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS ~~20TH~~ 17th DAY OF ~~MARCH~~ April, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 1-8-2017

RYAN TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY: TEAM TITLE, INC. 69 THOMPSON LANE NASHVILLE, TENNESSEE 37211 OFFICE: (615) 367-5111		
ADDRESS OF NEW OWNER(S): **Charles Walker** **69 Thompson Lane** **Nashville, TN 37211**	SEND TAX BILLS TO: **Same**	MAP-PARCEL NUMBER: **133 03 0 145.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Robert E. Cunningham and Doris E. Cunningham, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Charles Walker, *(hereinafter called "Grantee")*, 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 185, Glencoe Acres, Section II, as shown on plat of record in Plat Book 1835, Page 136, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description.
>
> Being the same property conveyed to Robert E. Cunningham and Doris E. Cunningham, husband and wife, by Warranty Deed, from Heidi M. Short, unmarried, dated July 15, 2011, and recorded on July 29, 2011,of record in Instrument No. 20110729-0058197, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **3305 Glencliff Road, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantees;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 1835, Page 136;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this ~~20th~~ day of ~~March,~~ 2015.
17th April @

GRANTORS:

Robert E. Cunningham

Robert E. Cunningham

Doris E. Cunningham

Doris E. Cunningham

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Robert E. Cunningham, Doris E. Cunningham, , , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this ~~20th~~ 16th day of ~~March~~ April, 2015.

Julie Coone

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.