WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033749 DEEDWARR
Recvd: 05/04/15 10:18 2 pgs
Fees:13.00 Taxes:1038.78
20150504-0039931

Y-FC-15-6441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachael Cunningham **Richard Cunningham and Barbara Cunningham**	**First State Bank**	
(NAME) **6441 Riverplace Drive**	(NAME) **480 Oil Well Road**	**126160A20100CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Jackson, TN 38305**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KENNETH E. RUSSELL AND WIFE, TAMMY D. RUSSELL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RACHAEL J. CUNNINGHAM, A SINGLE WOMAN AND RICHARD A. CUNNINGHAM AND BARBARA JANE CUNNINGHAM, HUSBAND AND WIFE TENANTS IN COMMON,** hereinafter called the Grantee(s), 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 21, RIVERWALK, PHASE 1A, SECTION 2 AND PHASE 1B, SECTION 2, as shown on plat of record in Instrument No. 20021022-0129510, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth E. Russell and wife, Tammy D. Russell by Warranty Deed from Westview Homes, LLC, recorded on the 13th day of April, 2005 in Instrument No. 20050413-0041310, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 1A, SECTION 2 AND PHASE 1B, SECTION 2, as recorded in Instrument No. 20021022-0129510.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691, 20061214-0154502 and 20010425-0040967.
- Terms and provisions of the Articles of Incorporation, recorded in Instrument No. 20020425-0051371.
- Easement for Utilities, recorded in Instrument No. 20041207-0145471, Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324.
- Easement for Road/Utility Easement, recorded in Instrument No. 20010706-0072536.
- Easement for Transmission Lines, recorded in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647.
- Easement for Railway, recorded in Book 513, Page 396.
- Easement to Tennessee Electric Company recorded in Book 751, Page 375 and Book 787, Page 7.
- Agreement for Dedication of Public Utilities Easement recorded at Instrument No. 20021125-0145984.
- Stormwater Detention Agreement recorded at Instrument Nos. 20040826-0103240, 20010919-0101279 and 20021119-0143687.
- Landscape Agreement recorded at Instrument No. 20010919-0101280.
- Charter Right-of-Way for CSX Transportation Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **6441 Riverplace Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF APRIL, 2015.

Kenneth E Russell by Tammy D Russell Attorney-in-fact
Kenneth E. Russell by Tammy D. Russell, Attorney-in-Fact

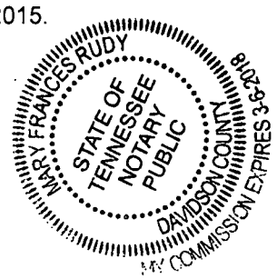
Tammy D Russell
Tammy D. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy D. Russell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH E. RUSSELL and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH E. RUSSELL.

Witness my hand and official seal, this the 29th of April, 2015.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

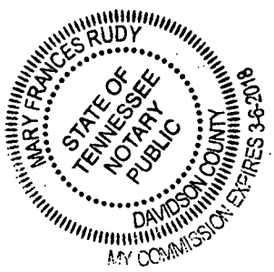


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of April, 2015.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212