This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150034304 DEEDWARR
Recvd: 05/05/15 10:02 2 pgs
Fees:13.00 Taxes:902.80
20150505-0040629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $244,000.00.

Affiant

Subscribed and sworn before me this the 29th day of April, 2015.

Notary Public
My commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 1, 2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Roy L Cunningham 6760 Sugar Hill Drive Nashville, TN 37211	NEW OWNER	181-01-0A-135.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, IAN M. RICHARDSON AND BRENDA SUE BRADLEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROY L CUNNINGHAM AND WIFE, KANIKA CUNNINGHAM, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Section Four, Sugar Valley, R20 Residential P.U.D. of record in Plat Book 9700, Page 374 and as amended in Plat at Instrument No. 20000523-0051444, 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 Ian M. Richardson, unmarried by Warranty deed from Primacy Closing Corporation of record in Instrument No. 20021216-0154302 Register's Office for Davidson County, Tennessee, dated November 25, 2002 and recorded on December 16, 2002.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 6760 Sugar Hill Drive, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 29th day of April, 2015.

Ian M. Richardson

Brenda Sue Bradley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

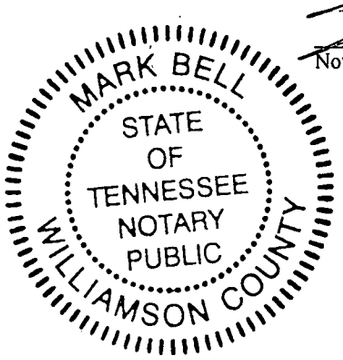
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ian M. Richardson and Brenda Sue Bradley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:

1/5/17

Notary Public



Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066