WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048602 DEEDWARR
Recvd: 06/18/15 11:05 2 pgs
Fees:13.00 Taxes:629.00
20150618-0058192

Y-FSBO-15-5025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Cindy Cunningham		
(NAME)	(NAME)	
125 Mark Selby Private Drive	**125 Mark Selby Private Drive**	**131-01-0D-064.00-CO**
(ADDRESS)	(ADDRESS)	
Decatur, AL 35603	**Decatur, AL 35603**	
(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 **OTIS R. RAINWATER AND WIFE, MARTHA RAINWATER, AS TO AN UNDIVIDED FIFTY (50%) PERCENT INTEREST (THE "ENTIRETY INTEREST") AND JENNIFER RAINWATER, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED FIFTY (50%) PERCENT INTEREST (THE INDIVIDUAL INTEREST"), THE SAID ENTIRETY INTEREST AND INDIVIDUAL INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PHILLIP CUNNINGHAM AND CINDY CUNNINGHAM, HUSBAND AND WIFE,** 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 Unit 64, a/k/a Apt No. 10-B on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, page 133 and Book 6079, page 516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Otis R. Rainwater and wife, Martha Rainwater, as to an undivided fifty (50%) percent interest (the "Entirety Interest") and Jennifer Rainwater, an unmarried woman, as to an undivided fifty (50%) percent interest (the Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship by Quitclaim deed from Otis R. Rainwater and wife, Martha Rainwater of record in Instrument No. 20110602-0041987 Register's Office for Davidson County, Tennessee, dated May 25, 2011 and recorded on June 02, 2011.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners' Association of record in Book 5211, Page 325, amended in Book 5616, page 133 and Book 6079, page 516, Register's Office for Davidson County, Tennessee.

Appointment of Successor Trustee for Master Deed of record in Book 10225, Page 413, Instrument No. 20100505-0033908, Instrument No. 20120823-0076049 and Instrument No. 20140109-0002414, in the Register's Office for Davidson County, Tennessee.
- Charter of 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
- By-Laws of The 5025 Hillsboro Homeowners' Association attached as Exhibit "C" to the Master Deed of record in Book 5211, Page 325, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.
- Easement for overhead lines of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
- Easement for water and sewer services of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Hillsboro Pike #10B , Nashville, Tennessee 37215**.

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 15th DAY OF JUNE, 2015.

Otis Rainwater

Otis Rainwater

Martha Rainwater

Martha Rainwater

Jennifer Rainwater by Otis R. Rainwater attorney in fact

Jennifer Rainwater by Otis R. Rainwater, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OTIS RAINWATER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA RAINWATER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Otis R. Rainwater, 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 JENNIFER RAINWATER, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER RAINWATER.

Witness my hand and official seal, this the 15th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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