This Instrument Prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $801,000.00.

Emily Blair Steakley
Affiant

Sworn to and Subscribed before me on this the 10 day of July, 2015.

J. B. Bell
NOTARY PUBLIC
My Commission Expires: 7-7-16

JEREMY B. BELL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

BILL GARRETT, Davidson County
Trans: T20150057619 DEEDWARR
Recvd: 07/16/15 08:35 3 pgs
Fees: 18.00 Taxes: 2963.70
20150716-0069168

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Blair Steakley	Blair Steakley	132 01 0J 002.00
4019 Albert Drive	4019 Albert Drive	
Nashville, TN 37204	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lance A. Cunningham and wife, Jean E. Cunningham**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **Blair** Emily **Steakley, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows: EBS

Land in Davidson County, Tennessee, being Unit "B" #4019 on the Plan of Rolling Meadows Cottages, shown as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20111227-0100404, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lance A. Cunningham and wife, Jean E. Cunningham, by Warranty Deed from Allen D. Lentz, Trustee, dated 03/11/2013, of record in Instrument No. 20130313-0025064, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.
This is improved property known as 4019 Albert Drive, Nashville, Tennessee 37204.

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, her heirs and assigns, forever; and we do covenant with the said Grantee 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 except for (1.) Subject to Declaration of Covenants, Conditions and Restrictions for Rolling Meadows Cottages, a Horizontal Property Regime with Private Elements of record in Instrument 201112270100404, said Register's Office; (2.) Subject to Restrictive Covenant for Detached Structure of record in Instrument 201305130048053, said Register's Office; and (3.) Subject to the right-of-way for public road(s).

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, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 8 day of July, 2015.

Lance A. Cunningham
by Ernest M. Pitt, JR. AIF

LANCE A. CUNNINGHAM
by and through his attorney-in-fact
Ernest M. Pitt, Jr.
Recorded in Book * –,
Page – RODCT.
* Instrument # 20150716-0069167

Jean E. Cunningham
by Ernest M. Pitt, JR. AIF

JEAN E. CUNNINGHAM
by and through her attorney-in-fact
Ernest M. Pitt, Jr.
Recorded in Book * –,
Page – RODCT.
* Instrument # 20150716-0069167

STATE OF KENTUCKY
COUNTY OF BOYD

On this the 8 day of July, 2015 before me personally appeared **ERNEST M. PITT, JR.**, 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 **LANCE A. CUNNINGHAM** and who acknowledged that he executed the same as the free act and deed of **LANCE A. CUNNINGHAM**.

Witness my hand, at office, this 8 day of July, 2015.

Betty Wallace
Notary Public
My Commission Expires: 8-27-2015

COMMONWEALTH OF KENTUCKY
BETTY WALLACE
NOTARY ID 448465
COMMISSION EXPIRES 8-27-15

STATE OF KENTUCKY
COUNTY OF BOYD

On this the 8 day of July, 2015 before me personally appeared **ERNEST M. PITT, JR.**, 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 **JEAN E. CUNNINGHAM** and who acknowledged that he executed the same as the free act and deed of **JEAN E. CUNNINGHAM**.

Witness my hand, at office, this 8 day of July, 2015.

Betty Wallace
Notary Public
My Commission Expires: 8-27-2015

