RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156085

BILL GARRETT, Davidson County
Trans:T20150060209 DEEDWARR
Recvd: 07/23/15 12:05 2 pgs
Fees:13.00 Taxes:761.09
20150723-0072342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL ~~CONSIDERATION~~ OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,700.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2015.

NOTARY PUBLIC

My commission expires: 29 July 18

HUNTLY GORDON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hiawatha Cunningham 417 Mossy Oak Trail Antioch, TN 37013	Same address as new owner	164-13-0-A-076.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand Seven Hundred and 00/100 Dollars ($205,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DASHAUNE L. VANCE AND HUSBAND, DWAYNE D. VANCE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **HIAWATHA CUNNINGHAM**,a single person hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being lot 83, FINAL PLAT, PHASE FOUR, TREEHAVEN, as shown on plat of record in Instrument No. 200603160030439, 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 Dashaune L. Logan, an unmarried individual, by Warranty Deed from Capitol Homes, Inc., dated August 10, 2007 and recorded August 16, 2007, of record in Instrument No. 20070816-0098229, in the Office of the Register of Deeds of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Dashaune L. Vance and husband, Dwayne D. Vance, by Quit Claim Deed dated March 16, 2015 and recorded April 7, 2015, of record in Instrument No. 20150407-0030270, in the office aforesaid.

The address of the herein described property is believed to be 417 Mossy Oak Trail, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy,

the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of July, 2015.

DASHAUNE L. VANCE

DWAYNE D. VANCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dashaune L. Vance and husband, Dwayne D. Vance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of July, 2015.

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Huntly Gordon
Printed Notary Name

My commission expires: 29 July 18