# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160010461 DEEDWARR
Recvd: 02/08/16 11:17 2 pgs
Fees:13.00 Taxes:888.00
20160208-0011837

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S): |
|---|---|---|
| Jeanna Puskar, a single woman | Farmington Mortgage | 25-7-8 |
| (NAME) 407 Rosehill Drive | (NAME) 2002 Richard Jones Rd Ste300A | |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20152793 |

For and 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, I/we, John P. Cunningham, Jr., an unmarried man , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jeanna Puskar, a single woman, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in the City of Goodlettsville, 10th Civil District of Davidson County, Tennessee, being Lot No. 76 on the Plan of Ranchwood Estates, Section Three as of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Wade E. Dunn and William Kyle Dunn, tenants in common with right of survivorship by deed from Steven Glover and wife, JoAnn Glover, dated 3/24/2006, of record in Instrument No. 20060330-0036148, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John P. Cunningham, Jr. by deed from Wade E. Dunn and William Kyle Dunn, dated July 10, 2015, of record in Instrument No. 20150724-0072748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 3300, page 59, Register's Office for said County; (b) Restrictions of record in Book 3398, page 479, said Register's Office; and (c) Sewer Easement of record in Book 5847, page 940, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 407 Rosehill Drive, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of February, 2016

John P. Cunningham, Jr.

STATE OF Tennessee )
County OF Sumner )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John P. Cunningham, Jr., an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of February, 2016.

Notary Public
My Commission Expires: 4/19/19

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY