PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160017235 DEEDWARR
Recvd: 03/02/16 12:59 2 pgs
Fees:13.00 Taxes:4255.00
20160302-0019989

W & I Ref: (DM) Title No.: 58113
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles Albert Cunningham III Jennifer Black Cunningham 137 Alton Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13009003500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew D. Honeybone and wife, Lola B. Honeybone**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Charles Albert Cunningham III and Jennifer Black Cunningham, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19, Block B, on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C & D, of record in Book 1130, page 62, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Andrew D. Honeybone and wife, Lola B. Honeybone, by Warranty Deed from Mack W. Griffith and Sandra B. Griffith dated September 8, 2014 and recorded on September 9, 2014, of record in Inst. No. 20140909-0082630, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 62, said Register's Office, which Plan shows a 50, foot minimum building setback line from Alton Road, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 137 Alton Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of February, 2016.

Andrew D. Honeybone **Lola B. Honeybone**

State of Tennessee

County of Davidson

On this 29th day of February, 2016, before me the undersigned authority, personally appeared Andrew D. Honeybone and Lola B. Honeybone, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 6-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,150,000.00.

Affiant

Sworn and subscribed before me this 29th day of February, 2016.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018