Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160027807 DEEDWARR
Recvd: 04/06/16 09:24 2 pgs
Fees:13.00 Taxes:1665.00
20160406-0032804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2016

Notary Public
Commission Expires: My Commission Expires MAR. 7, 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Drew Cunningham 2014 12th Avenue South Nashville, TN 37204		105-09-0-221.00

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, I/WE,

Phillip Hyde, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Drew Cunningham, an unmarried man, and Rebecca Schleicher, an unmarried woman, as Joint Tenants with Rights of Surviorship

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 Davidson County, Tennessee, being a part of Lot No. 5 on the Plan of A. B. Hills Subdivision of the Plant Lands, as shown on plat of record in Book 332, Page 65, Register's Office for Davidson County, Tennessee, and being described according to a survey made by John Kohl, Surveyor, dated July 9, 1971, as follows:

Said part of said Lot No. 5 fronts 51.70 feet on the easterly side of 12th Avenue South and is described as beginning at a point in the easterly margin of 12th Avenue South, as widened, at a point 52.00 feet southerly from the southerly margin of Caldwell Avenue; thence leaving the margin of 12th Avenue South, South 83 deg. 15' East 140.62 feet to a point in the westerly margin of an alley; thence with the margin of the same, South 6 deg. 30' East 52.00 feet to a point; thence North 83 deg. 15' West 142.15 feet to a point in the easterly margin of 12th Avenue South; as widened, thence with the margin of the same North 4 deg. 49' West 51.70 feet to the point of beginning.

BEING the same property conveyed to Philip Hyde, an unmarried man as tenant in severalty, by Warranty Deed from Michael S. Huber, an unmarried man, dated 1/31/13 and recorded 2/5/13 in Instrument No. 20130205-0011809, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2014 12th Avenue South, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of March, 2016.

Phillip Hyde

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Phillip Hyde
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of March, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)