(1)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Juan M. Bella and Christina Richey, husband and wife	Mortgage Research Center, LLC	109-1A-61
(NAME)	(NAME)	
3804 Lakeridge Run	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160701

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, Jack Cunningham , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Juan M. Bella and Christina Richey, husband and wife, 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. :

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 22 on the plan of First Revision, Phase Three, Lakeridge, of record in Plat Book 9700, page 373, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James R. Coakley and wife, Kathleen M. Coakley, Trustee's of the Coakley Joint Revocable Living Trust Agreement U/A/D November 22, 2002 by deed from James R. Coakley, Individually, dated November 22, 2002, of record in Instrument No. 20021125-0145992, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack Cunningham by deed from James R. Coakley and wife, Kathleen M. Coakley, Trustee's of the Coakley Joint Revocable Living Trust Agreement U/A/D November 22, 2002, dated March 15, 2016, of record in Instrument No. 20160316-0025009, 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 9700, page 373, Register's Office for said County; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Lakeridge and the By-Laws appended thereto, of record in Book 9669, page 715, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 3804 Lakeridge Run, Nashville, TN 37214
(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.

BILL GARRETT, Davidson County
Trans:T20160039543 DEEDWARR
Recvd: 05/12/16 08:51 2 pgs
Fees:13.00 Taxes:1074.85
20160512-0047168

Witness my hand this 10th day of May, 2016

Jack Cunningham

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jack Cunningham, 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 10th of May, 2016.

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY