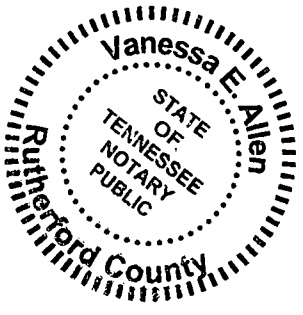


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Elizabeth England
Affiant

Subscribed and sworn to before me, this 22nd day of June, 2016.

Vanessa Allen
Notary Public

My commission expires: 8/18/18

BILL GARRETT, Davidson County
Trans:T20160056450 DEEDWARR
Recvd: 07/01/16 11:59 2 pgs
Fees:13.00 Taxes:888.00
20160701-0067743

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ivey R. Cunningham and Nicholas Cunningham	People's Home Equity	133-12-0-138.00
263 Cathy Jo Drive	5205 Maryland Way Ste 101	
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Hurt Properties LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ivey R. Cunningham and Nicholas Cunningham, wife and husband

(hereinafter called the "Grantee"), his 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. 97 on the Plan of Section Three, Valley View Meadows of record in Plat Book 3700, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 97 fronts 80.00 feet on the Easterly margin of Cathy Jo Drive and extends back between parallel lines 133.28 feet to a dead line.

Being the same property conveyed to Maurice E. Youngquist by Warranty deed from David M. Wood and wife, Ellen C. Wood of record in Book 6825, page 770, Register's Office for Davidson County, Tennessee, dated April 07, 1986 and recorded on April 10, 1986. Elden Maurice Youngquist died August 2, 2015. His estate being administered through Davidson County Probate Court, Docket No. 15P-1443. Per Order Approving Contract for the Sale of Real Property, Garrett Knisley, Personal Representative for the Estate of Elden Maurice Youngquist was authorized to sell.

Being the same property conveyed to Hurt Properties LLC by Warranty deed from Estate of Maurice E. Youngquist a/k/a Elden Maurice Youngquist, deceased of record in Instrument No. 20160322-0027047 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 22, 2016.

This is ☐ improved ☐ unimproved property known as **263 Cathy Jo Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of June, 2016.

Hurt Properties LLC

BY: _____
Christopher Hurt, Managing Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Christopher Hurt, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of Hurt Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Christopher Hurt, as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Witness my hand and official seal this 22nd day of June, 2016.

_____
Notary Public
My Commission Expires: 5-20-2019

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 5-20-2019

SolomonParks File No. 416074

SP 11/2015