Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELVEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan Cunningham	New Owner	072-09-0-092-00
1010 Dozier Place		
Nashville, TN 37216		

Davidson County DEEDWARR
Recvd: 07/18/16 08:55 3 pgs
Fees:18.00 Taxes:592.00
20160718-0073238

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry A. Woodlee, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jonathan Cunningham and wife, Bethany A. Cunningham,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Dozier Place of record in Plat Book 974, Page 51, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 50 feet on the southerly side of Dozier Avenue and runs back between lines 131.2 feet on the westerly line and 135.4 feet on the easterly line to a dead line and measures 50.2 feet thereon.

Being the same property conveyed to Larry A. Woodlee, unmarried by warranty deed from Robert Lindsey Richey and Jeanette Carolyn Krohlow, Devisees of the Last Will and Testament of Edna Jewell Richey, Deceased of record in Instrument No. 20000801-0075957 Register's Office for Davidson County, Tennessee, dated 07/28/2000 and recorded on 08/01/2000.

This property is improved property known as **1010 Dozier Place, Nashville, TN, 37216.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4236, Page 774; (3) Subject to all matters shown on the Plan of record in Plat Book 974, Page 51; (4) Restrictions of record in Book 1086, Page 94, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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.

WITNESS my hand this the 07/12/16.

Larry A. Woodlee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry A. Woodlee** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 12th day of July, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016054403

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

