THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068216**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $199,500.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2016. Notary Public My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Bryce L. Norris 3215 SOUTHLAKE COURT Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133-03-005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Neil L. Cunningham Jr. and Terry Lee Cunningham, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryce L. Norris**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 11, SOUTHLAKE, SECTION ONE, as shown on plat of record in Plat Book 2083, Page 58, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Neil L. Cunningham, Jr. and wife, Terry Lee Cunningham by Warranty Deed from Larry Wayne Crutchfield and Phyllis Anne Cupit, recorded on the 8th day of January, 1990 in Deed Book 8020, Page 920, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHLAKE, SECTION ONE, as recorded in Plat Book 2083, Page(s) 58.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2196, Page 350.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4260, Page 335.

This is improved property located at 3215 SOUTHLAKE COURT Nashville TN 37211

BILL GARRETT, Davidson County
Trans: T20160063042 DEEDWARR
Recvd: 07/22/16 08:54 2 pgs
Fees: 13.00 Taxes: 738.15
20160722-0075470

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2016.

Neil L. Cunningham Jr.

Terry Lee Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Neil L. Cunningham Jr. and Terry Lee Cunningham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018