WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-2018
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

P-DD-16-141-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 07/28/16 12:18 2 pgs
Fees:13.00 Taxes:529.47
20160728-0077807

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sherry S. Cunningham	Mortgage Research Center, LLC	
(NAME)	(NAME)	**149-05-0A-141.00**
141 Pepper Ridge Circle	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH L. BRYANT AND KAREN R. BRYANT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHERRY S. CUNNINGHAM, SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 141 on the Plan of Condominium Site of Revision to Phase Five, Pepper Ridge Condominiums, of record in Plat Book 8250, Page 152, with Annexation of Land in Book 8684, page 880, corrected, amended and restated in Book 8870, page 546, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth L. Bryant and wife, Karen R. Bryant by Warranty deed from Michael P. Clay and Karen E. Clay, husband and wife of record in Instrument No. 20050727-0087464 Register's Office for Davidson County, Tennessee, dated July 18, 2005 and recorded on July 27, 2005.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 8250, Page 152, with Annexation of land in Book 8684, Page 880, corrected, amended and restated in Book 8870, Page 546;
- Master Deed of record in Book 7466, Page 248, Book 7572, Page 222, Book 7779, Page 48, Book 8026, Page 588, Book 8297, Page 251, Book 8684, Page 880, Book 8672, Page 17, Book 8070, Page 546 and Instrument No. 201403070019460, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **141 Pepper Ridge Circle, Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 26th DAY OF JULY, 2016.

Kenneth L. Bryant by John Gleaves, Attorney-In-Fact

Karen R. Bryant by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH L. BRYANT AND KAREN R. BRYANT, and who acknowledged he executed the same as the free act and deed of the said KENNETH L. BRYANT AND KAREN R. BRYANT.

Witness my hand and official seal, this the 26th of July, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.