WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Liz Davis
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/6/19

(AFFIX SEAL)

Sheila McCrary STATE OF TENNESSEE NOTARY PUBLIC Sumner County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam W. Cunningham	Movement Mortgage, LLC	086-08-O-100.00
(NAME)	(NAME)	
1548 Market Square	8024 Calvin Hall Road	Davidson County DEEDWARR Recvd: 11/15/16 11:53 3 pgs Fees:18.00 Taxes:814.00 **20161115-0120301**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Indian Land, SC 29707	
(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 considerations, the receipt of which is hereby acknowledged, we, **Christopher T. Runyon and Jennifer G. Runyon, husband and wife** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Adam W. Cunningham and Jessica S. Cunningham, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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, State of Tennessee, described as follows, to-wit: Being Lot No. 356, Phase One, a Planned Unit Development, as of record in Plat Book 6900, Page 697 and 698, Register's Office, reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher T. Runyon, an unmarried man and Jennifer G. Branim, an unmarried woman by Warranty Deed dated 07/02/2007 from Craig A. Warner and wife, Deborah M. Warner of record in Instrument 200707130083623, Register's Office for Davidson County, Tennessee. Christopher T. Runyon and Jennifer G. Branim having since married each other.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1548 Market Square, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 10th day of November, 2016.

Christopher T. Runyon

Jennifer G. Runyon

State of Tennessee
County of Wilson

Personally appeared before me Christopher T. Runyon and Jennifer G. Runyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of November, 2016.

Notary Public

My Commission Expires: 3/9/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Summer County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

