THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170000161 DEEDWARR
Recvd: 01/03/17 10:19 2 pgs
Fees:13.00 Taxes:592.00
20170103-0000174

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Cunningham and Feruza Cunningham 716 Ashwell Close Antioch, TN 37013	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	151-09-0A-302.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MARY L. BOLTON**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **MICHAEL CUNNINGHAM AND WIFE, FERUZA CUNNINGHAM**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot 302, on the Final Plat of Phase 3, Section 2, Long Hunter Chase, of record In Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronnie L. Bolton and wife, Mary L. Bolton, by Warranty Deed from US Bank, National Association, Trustee, of record in Instrument No. 20070417-0045900, Register's Office for Davidson County, Tennessee, recorded April 17, 2007. Ronnie L. Bolton is now deceased, leaving Mary L. Bolton as surviving Tenant by the Entirety.

This is improved property known as **716 Ashwell Close, Antioch, Tennessee 37013 .**

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **30th** day of **December**, **2016**:

Mary L. Bolton
Mary L. Bolton

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 **MARY L. BOLTON**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of December, 2016.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $160,000.00.

Teresa Cunningham
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2016:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18