

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th day of January, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan R. Cunningham 4860 Big Horn Drive Old Hickory, TN 37138	Regions Mortgage 2050 Parkway office circle Birmingham AL 35244	065-09-002.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Rimon M. Abdou, unmarried

Hereinafter called the grantor, has bargained and sold and by these presents do transfer and convey unto

Ryan R. Cunningham, unmarried man

Hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot 32, as shown on the Map entitled Sherwood Forest, Section II, of record in Plat Book 4300, Page 125, 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 Rimon M. Abdou, unmarried, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated October 21, 2013, of record in Instrument Number 20131022-0110065, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 4300, Page 125, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4546, Page 202, Book 4465, Page 184, and Book 4482, Page 427, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4860 Big Horn Drive, Old Hickory, TN 37138**
(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, his heirs and assigns, forever; and we do covenant with the said GRANTEE that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

BILL GARRETT, Davidson County
Trans:T20170003637 DEEDWARR
Recvd: 01/13/17 10:11 2 pgs
Fees:13.00 Taxes:684.50
20170113-0004145

Witness my hand(s) this 11th day of January, 2017.

Rimon M Abdou

Rimon M. Abdou

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rimon M. Abdou, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2017.

Susan Frensley Newton

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076