BILL GARRETT, Davidson County
Trans:T20170043128 DEEDWARR
Recvd: 05/22/17 09:38 2 pgs
Fees:13.00 Taxes:666.00
20170522-0050326

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of May, 2017.

NOTARY PUBLIC

My commission expires: 3-31-2021

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Elena V. Malafeeva and Show C. Wong	SAME AS NEW OWNER	07601003200
(NAME)	(NAME)	
7221 Autumn Crossing Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		

Warranty Deed

For and in Consideration of the sum of $180,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dennis Lee Cunningham,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Elena V. Malefeeva and Show C. Wang**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20, Oak Creek Subdivision of record in Book 5200, Page 96, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dennis Lee Cunningham and wife, Sue Ann Cunningham dated Theodore H. Lenox, Jr. and wife, Anne T. Lenox, dated June 5, 1989, of record in Book 7860, Page 241, said Register's Office. The said Sue Ann Cunningham having since deceased leaving Dennis Lee Cunningham her sole surviving spouse.

This property is __unimproved _X_improved property known as: 829 & 831 Oak Leaf Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of May, 2017.

Dennis Lee Cunningham

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis Lee Cunningham and wife, Sue Ann Cunningham, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2017.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122