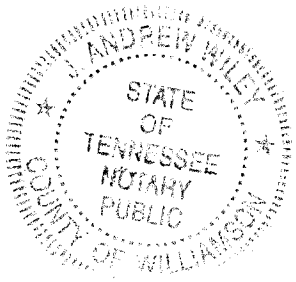
Davidson County	DEEDWARR
Recvd: 05/30/17 08:23	3 pgs
Fees:18.00 Taxes:958.30	
20170530-0053008	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 25th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: DEC 27 2017

(AFFIX SEAL)

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
Toccara A. Cunningham	Nations Lending Corp.	
(NAME)	(NAME)	
1113 Adwolfe Cove	4 Summit Park Dr	086-04-0B-099.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Independence OH 44131	
(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, **Rick C. Williams and Wife, Teresa B. Williams**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Toccara A. Cunningham and Kevin D. Cunningham, Wife and Husband**, hereinafter called the GRANTEE(S), 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 all of Lot No. 60 on the Plan of Section Three Sunset Oaks, of record in Plat Book 9700, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rick C. Williams and wife, Teresa B. Williams by Warranty Deed from Frank Batson Homes, Inc., dated 07/30/1999 recorded 08/03/1999, of record in Book 11603, Page 466, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 9082, Page 567 and First Amendment to the By-Laws of record in Instrument No. 20160209-0012575, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Book 7900, Page 808, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 10360, Page 311, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of record in Instrument No. 199912070300671, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 1113 Adwolfe Cove, 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), 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), 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 25th day of May, 2017.

Rick C. Williams

Teresa B. Williams

State of Tennessee
County of Wilson

Personally appeared before me Rick C. Williams and Teresa B. Williams, 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 25th day of May, 2017.

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, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

