Davidson County DEEDWARR
Recvd: 05/30/17 09:10 2 pgs
Fees:13.00 Taxes:740.00
20170530-0053084

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

FGN-172086

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mariah T Deans **Demarkcus Harmon**	New Owner	**043140B03800CO**
2028 Lombardia Lane		
Nashville, TN 37115		

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 ACKNOWLEDGE, WE,

Toccara A. Cunningham, married, and Kevin Cunningham, married, as tenants in common with full right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mariah T Deans and Demarkcus Harmon, wife and husband as joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR 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 38, Lanier Park, Section One, as shown on plat of record in Instrument No. 20021022-0129551, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Toccara A. Gould, unmarried, from Matthew Gray and Lauren Gray, formerly known as Matthew Hayes and Lauren Hayes, husband and wife, by Warranty Deed dated March 2, 2016, of record in Instrument No. 20160303-0020579, Register's Office for Davidson County, Tennessee. Toccara A. Gould, unmarried, conveyed her interest to Toccara A. Gould, unmarried, and Kevin Cunningham, unmarried, as tenants in common with full right of survivorship, by Quitclaim Deed dated April 11, 2016, of record in Instrument No. 20160413-0035323, Register's Office for Davidson County, Tennessee.Toccara A Gould has since married and is now known is Toccara Cunningham. Kevin Cunningham joins in this conveyance to transfer any and all interest he may have in the proeprty whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Restrictions of record in Instrument No. 20021022-0129511, Instrument No. 20020619-0074290, Instrument No. 20070813-0096820, Instrument No. 20060615-0071685, Instrument No. 20060615-0071684, Instrument No. 20020307-0028887, said Register's Office.

All matters as shown on the plat of record in Instrument No. 20021022012951l, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2028 Lombardia Lane, Nashville, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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.

Witness my/our hand(s) this 25th day of May, 2017.

Toccara A. Cunningham

Kevin Cunningham

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Toccara A. Cunningham and Kevin Cunningham, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON