Davidson County DEEDWARR
Recvd: 07/17/17 12:48 3 pgs
Fees:18.00 Taxes:758.50
20170717-0071642

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $205,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of June, 2017.

NOTARY PUBLIC

My commission expires: 3-24-18

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE 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:
Tony Cunningham	SAME AS NEW OWNER	08504001000
(NAME)	(NAME)	
PO Box 159155		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		

Warranty Deed

For and in Consideration of the sum of $205,000.00 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 **Joan C. Rowen,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tony Cunningham**, 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:

Being Lot No. 33 on the Plan of Resubdivision of Lots No. 29, 30, 31, 32, 33 & 34 of Stones River Estates, Section 1, of record in Book 3842, Page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 60.34 feet on the northeasterly margin of the turnaround on the easterly end of Nora Lane and runs back between lines measuring 163.5 feet on the southerly line, and 169.1 feet on the westerly line, to a broken line in the rear measuring 250.92 feet.

Being the same property conveyed to Robert B. Rowen and wife, Joan C. Rowen by deed from F. E. Stratton, Jr. and wife, Bettie S. Stratton, dated August 17, 1967, of record in Book 4164, Page 507, said Register's Office.

Being the same property further conveyed to Joan C. Rowen by Quitclaim deed from Robert B. Rowen, dated April 17, 2013, of record in Instrument No. 20130417-0038345, said Register's Office.

This property is __unimproved _X_improved property known as: 2047 Nora Lane, Hermitage, TN 37076.

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 28th day of June, 2017.

Joan C. Rowan by Laurel Fosblender his attorney-in-fact

Joan C. Rowan by Laurel Fosblender
her attorney-in-fact

State of Tennessee
County of Wilson

On this 28th day of June, 2017, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Laurel Fosblender, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joan C. Rowan, as evidenced by Power of Attorney of record in Instrument No. 20170717-0071641 Register's Office of Wilson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Joan C. Rowan.

Witness my hand and seal, this 28th day of June, 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

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY