WARRANTY DEED

J-CC-17-2004-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Kendrick Group, LLC	**New Owner**	
(NAME)	(NAME)	**081-07-0-155.00**
8109 Hilldale Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT CUNNINGHAM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being parts of Lot Nos. 22 and 23, in the subdivision of Block 9, in Owen's Buena Vista Plan of Lots, of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee, and in Plat Book No. 1, Page 84, Chancery Court at Nashville, described as follows:

Beginning on the Easterly margin of 9th Avenue North, formerly Buena Vista Pike or Street, at a point 95 feet North of the Northerly margin of Clay Street; thence Eastwardly along a line parallel to the dividing line between Lot Nos. 22 and 23, 132 feet to a stake; thence Northwardly 20 feet to a stake; thence Eastwardly 40 feet, more or less to the Westerly margin of an alley; thence with said alley, Northwardly 25 feet; thence Westwardly along a line parallel to and 10 feet South of the dividing line between Lots 21 and 22 of said plan, 178 feet more or less, to the Easterly margin of 9th Avenue North; thence with said avenue, Southwardly 45 feet to the beginning.

Being the same property conveyed to Robert Cunningham by Warranty Deed as of record in Instrument No. 20090401-0029126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2017 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BUENA VISTA, as recorded in Plat Book 57, Page(s) 26, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2004 9th Avenue North, Nashville, Tennessee 37208**.

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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20170068839 DEEDWARR
Recvd: 08/09/17 11:08 2 pgs
Fees:13.00 Taxes:473.60

20170809-0081550

Witness my/our hand(s) this the 8th DAY OF AUGUST, 2017.

Robert Cunningham

Tracy Cunningham

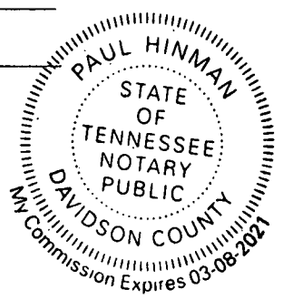
**The said Tracy Cunningham executes this instrument to convey any marital interest she may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT CUNNINGHAM AND WIFE, TRACY CUNNINGHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212