THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170612384

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is grater, for this transfer is: $140,000.00.

Affiant

Subscribed and sworn to before me, this9th day of August, 2017.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170074158 DEEDWARR
Recvd: 08/25/17 09:01 2 pgs
Fees:13.00 Taxes:518.00
20170825-0087372

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Stapp 476 ROCHELLE DR Nashville TN 37220-2044	New Owner	Tax Parcel ID No. 146-16-0-145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth A. Cunningham and Michael E. Cunningham and Cindy Cunningham n/k/a Cindy Jean Robbins** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Stapp**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southeasterly part of Tract "A" on the Map of Brentwood Hall, Section 5, as of record in Book 2133, Page 127, Register's Office for Davidson County, Tennessee, and described according to a survey prepared by Hal R. Swann, Jr., Surveyor, on January 15, 1955, as follows:

Beginning at a point in the Northerly margin of Rochelle Drive at the Southeasterly corner of Tract "A" on said plan, said point also being the Southwesterly corner of Lot No. 129; thence with the Northerly margin of Rochelle Drive South 79 degrees 48 minutes West 150 feet to a point; thence North 10 degrees 12 minutes West 122.3 feet to a point; thence North 69 degrees 8 minutes East 151.5 feet to a point; thence South 10 degrees 12 minutes East 141.2 feet along the Westerly line of Lot 129 to the point of beginning, and containing .45 Acre, more or less.

Being the same property conveyed by Warranty Deed from Margaret G. Dozier and husband, Clarence K. Dozier to Jean Dozier Cunningham, as recorded on the 31st day of August, 1954 in Deed Book 2296, Page 129, in the Register's Office of Davidson County, Tennessee.

Jean Dozier Cunningham having since died on September 22, 2015. Last Will and Testament having been filed in Probate Docket #15P1797, in the Circuit Court of Davidson County, Tennessee. Edgar W. Cunningham predeceased his wife, Jean Dozier Cunningham; therefore, said property transferred to Cindy Robbins, Kenneth A. Cunningham and Michael E. Cunningham pursuant to the terms of the Last Will and Testament of Jean Dozier Cunningham.
Affidavit of Heirship recorded at Instrument No. 20170406-0033929, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1, Page(s) 80 and Book 2133, Page 127.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1788, Page 143 and Book 2292, Page 295.

Matters as shown on survey by Norris H. Hickerson, Engineer, dated August 4, 1954 and as shown on survey by Hal R. Swann, Jr., dated January 15, 1955.

This is improved property located at 476 ROCHELLE DR Nashville TN 37220-2044

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2017.

Kenneth A. Cunningham

Michael E. Cunningham

Cindy Cunningham n/k/a Cindy Jean Robbins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth A. Cunningham, Michael E. Cunningham, and Cindy Cunningham n/k/a Cindy Jean Robbins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2017.

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021

Notary Public