WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075628 DEEDWARR
Recvd: 08/30/17 10:10 2 pgs
Fees:13.00 Taxes:1313.50
20170830-0089086

P-BR-17-1010A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/16/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Burton Culver and Alene Culver	**New Owner**	
(NAME)	(NAME)	**72-9-2P-1.00CO**
22694 Weatherby Ln.		
(ADDRESS)	(ADDRESS)	
Elkhart, IN 46514		
(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, **JONATHAN CUNNINGHAM AND BETHANY A. CUNNINGHAM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BURTON CULVER AND ALENE CULVER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit A, 1010 Dozier Place Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160923-0100654, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "A" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Jonathan Cunningham and wife, Bethany A. Cunningham by Warranty Deed from Larry A. Woodlee, unmarried, recorded July 18, 2016 in Instrument No. 20160718-0073238, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- All matters shown on Plan of record in Plat Book 974, Page 51;
- Covenants, Conditions and Restrictions of record in Instrument No. 20160923-0100654;
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4236, Page 774, Register's Office for Davidson County, Tennessee; and

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1010 A Dozier Place, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 28th DAY OF AUGUST, 2017.

Jonathan Cunningham

Bethany A. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN CUNNINGHAM AND BETHANY A. 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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