WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170077039 DEEDWARR
Recvd: 09/01/17 15:05 2 pgs
Fees:13.00 Taxes:739.63
20170901-0090339

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$199,900.00.**

Brandon Hunter
Affiant

Subscribed and sworn to before me this 30 day of August, 20__.

Kayla R. Anderson
Notary Public
My Commission expires: 11-20-18
(Affix Seal)

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Elizabeth Jane Loggins	Navy Federal credit Union	072101A01500CO
1122 Litton Avenue #308	820 Follin Lane	
Nashville, TN 37206	Vienna, VA 22180	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Darin L. Cunningham, a married man,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elizabeth Jane Loggins, an unmarried woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, Unit B3008, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument Number 20160729-0078558, as amended in Instrument Numbers 20160818-0086606; 20161121-0122822 and 20170320-0027135, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Darin L. Cunningham, a married man from Harpeth Development, LLC, a Tennessee Limited Liability Company by Warranty Deed on June 8, 2017, of record in Instrument Number 20170609-0058241, Register's Office for Davidson County, Tennessee.

NOTE: This property has never been used by the Grantor as a residence, personal, marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20160729-0078558, as amended in Instrument Numbers 20160818-0086606; 20161121-0122822 and 20170320-0027135, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20170324-0028986; 20151228-0130055 and 20111206-0095088, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1122 Litton Avenue #308, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 28, 2017.

Darin L. Cunningham by Jennifer R. Pierce as attorney-in-fact

Darin L. Cunningham by Jennifer R. Pierce
As Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Darin L.Cunningham, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Darin L. Cunningham the bargainor(s), by the said Jennifer R. Pierce, as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of August, 2017.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY