Bill Garrett Davidson County
Batch# 6396 DEEDWARR
10/02/2017 11:56:30 AM 2 pgs
Fees: $13.00 Taxes: $1,315.35
20171002-0100513

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of September, 2017, by and between Della M. Stewart, unmarried, party of the first part, and Darin Cunningham, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 11 in Jones and Dudley's Addition to Nashville, as of record in Book 57, Page 147, Register's Office for said County, described as follows:

Beginning on the northerly margin of Waverly Avenue, 150 feet westerly from the westerly margin of 10th Avenue, South, formerly Glendale Avenue, being J. S. Glenn's southwest corner; thence with said Glenn's west line, northwardly 150 feet to the southerly margin of an alley; thence with said alley, westwardly 50 feet; thence southwardly parallel with the first line, 150 feet to the northerly margin of Waverly Avenue; thence with the northerly margin of said Avenue, eastwardly 50 feet to the beginning.

Being all or part of the same property conveyed to Willie B. Stewart and Della M. Stewart by virtue of that certain Warranty Deed dated September 6, 1956, and being of record at Book 2593, Page 579 in the Register's Office of Davidson County, Tennessee.

Willie B. Stewart died May 21, 2010 leaving Della M. Stewart as the remaining tenant by the entirety.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 57, Page 147 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Della M. Stewart by Karen Stewart Attorney In Fact
Della M. Stewart, by Karen Stewart, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Karen Stewart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Della M. Stewart and acknowledged that she executed the same as the free act and deed of the said Della M. Stewart.

WITNESS my hand and official seal at office this 29th day of September, 2017.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Darin Cunningham
1401 Fairview Drive
Mt. Juliet, TN 37122

Tax Parcel No 10509028100

Property Address: 1006 Waverly Ave
Nashville, TN 37203

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $355,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of September, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019