Bill Garrett Davidson County
Batch# 6445 DEEDWARR
10/02/2017 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20171002-0100630

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 Daniel 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 the westerly 50 feet of the easterly 250 feet of Lot No. 11 on the Plan of Jones and Dudley's Addition to Nashville, as of record in Book 57, Page 147, Register's Office for said County.

SAID part of Lot No. 11 fronts 50 feet on the northerly side of Waverly Avenue and runs back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Willie B. Stewart and Della M. Stewart by virtue of that certain Quit Claim Deed dated May 29, 1992; and being of record at Book 8637, Page 113 and Deed of Correction dated June 22, 1992 at Book 8657, Page 137 in the Register's Office of Davidson County, Tennessee.

Willie B. Stewart died intestate on May 21, 2010 leaving his wife, Della M. Stewart and two children Karen Stewart and John Stewart per Affidavit of Heirship of record at Instrument No. 201710020100628 in the Register's Office of Davidson County, Tennessee.

The said Karen Stewart and John Stewart conveyed their interest to Della M. Stewart by Quit Claim dated September 29, 2017 of record at Instrument No. 201710020100629 in the Register's Office of Davidson County, Tennessee.

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: Daniel Cunningham
1160 Blakely Rd
Butler, PA 16002

Tax Parcel No 10509028200

Property Address: 1008 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 $350,000.00 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.

Ashlee D Page

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

201710020100630