Bill Garrett Davidson County
Batch# 8792 DEEDWARR
10/05/2017 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20171005-0102274

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of August, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles E. Cunningham and Sherrie A. Cunningham	Primary Residential Mortgage,	181000071.00
(NAME)	(NAME)	
6322 Pettus Road	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, UT 84116	

Warranty Deed

For and in Consideration of the sum of $300,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Richard T. Combs, Sr. and Harry D. Combs, as joint tenants with right of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Charles E. Cunningham and Sherrie A. Cunningham, husband and wife as joint tenants**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract 1: Land in the 5th Civil District of Davidson County, Tennessee, described as Tract 3 in a survey dated June 27, 1974, made by V. Leon Stanford as follows:

Beginning at a point on Pettus Road 285 feet east of the northwest corner of the Cherry line, being the northwest corner of said Tract 3; thence in a southerly direction 921.45 feet to a point; thence in an easterly direction 99. 71 feet to a point; thence in a southeasterly direction 60.79 feet to a point; thence in a northerly direction 931.47 feet to a point on Pettus Road; thence in a westerly direction along Pettus Road 160.00 feet to a point of beginning and containing 3.394 acres, more or less.

Tract 2: Land in the 5th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the south right-of-way of Pettus Road, being the northeast corner of Tract 9 of an unrecorded plat of the Dotson Batson property; thence along the east line of said tract with the following calls: South 1 degree 10 minutes 48 seconds West 92.33 feet to an iron pin; thence continuing to follow a fence line South 17 degrees 22 minutes 14 seconds East 131.01 feet to an iron pin; thence South 29 degrees 49 minutes 08 seconds West 122.94 feet to an iron pin; thence South 3 degrees 35 minutes 45 seconds West 659.57 feet to an iron pin, being the southeast corner of said Tract 9 and the northeast corner of a tract herein described as a 3.014 acre tract also being the true point of beginning of said tract; thence continuing with a fence line South 3 degrees 17 minutes 04 seconds West 144.00 feet to an iron pin; thence North 83 degrees 38 minutes 35 seconds West 1005.48 feet to an iron pin in a fence line; thence North 5 degrees 37 minutes 27 seconds East 142.17 feet to an iron pin in a fence line, being on the rear line of Tract 3 of the above said unrecorded plat; thence with the rear line of Tracts 3, 4, and 5 South 79 degrees 15 minutes 30 seconds East 308.05 feet to an iron pin in the rear line of Tract 5; thence continuing with said fence and the rear lines of Tracts 5, 6, 7, 8, and 9, of the unrecorded plat, South 85 degrees 43 minutes 34 seconds East 692.89 feet to the point of beginning.

Being the same property conveyed to Richard T. Combs and Harry D. Combs, as joint tenants with right of survivorship, by deed from Richard T. Combs, a widower, dated 12/19/2007, of record in Instrument No. 20080102-0000042, said Register's Office.

This property is __unimproved _X_improved property known as: 6322 Pettus Road, Antioch, TN 37013.

Richard T. Combs, XX Sr. and Richard T. Combs are one and the same.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of August, 2017.

Richard T. Combs, Sr. by Harry D. Combs
his attorney-in-fact

Harry D. Combs

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry D. Combs, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 31st day of August, 2017, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Harry D. Combs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard T. Combs, Sr., as evidenced by Power of Attorney of record in Book 201710050102273 Register's Office of Wilson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Richard T. Combs, Sr..

Witness my hand and official seal, this the 31st day of August, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

