WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203

WARRANTY DEED

File No. 1-18-13104

Bill Garrett Davidson County
Batch# 53340 **DEEDWARR**
01/31/2018 10:07:40 AM 2 pgs
Fees: $13.00 Taxes: $542.05
20180131-0009711

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joshua Ray Eaker and Loree D. Eaker, husband and wife	Mortgage Investors Group	52-2-73
(NAME)	(NAME)	
647 Carmel Avenue	8320 East Walker Springs, Suite 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20173435

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, James M. Cunningham , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Joshua Ray Eaker and Loree D. Eaker, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 35 and the Westerly 10 feet of Lot No. 34 Block "D" on the Revised Plan of Rainbow Terrace, as shown on plat of record in Plat Book 1130, page 85, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 35 and part of Lot No. 34 front together 60.0 feet on the Northerly margin of Camel Avenue and extend back between parallel lines 145.0 feet to a dead line.

Being the same property conveyed to James M. Cunningham by deed from Woody M. Hartley, dated December 19, 2006, of record in Instrument No. 20070109-0003612, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 1130, page 85, Register's Office for said County.

The said property has not and never has been Grantor's primary residence.

Unimproved ☐

This is improved ☒ property, known as 647 Carmel Avenue, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of January, 2018

James M. Cunningham

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James M. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of January, 2018.

Notary Public
My Commission Expires: 3/23/21

