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WARRANTY DEED

Bill Garrett Davidson County
Batch# 67626 DEEDWARR
03/12/2018 08:45:58 AM 2 pgs
Fees: $13.00 Taxes: $604.95

20180312-0022855

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell E. Cunningham and Patricia L. Walker	SAME	142070D20700CO
(NAME)	(NAME)	
207 Wynbrook Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Pooja Bery, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Russell E. Cunningham and Patricia L. Walker, 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:

Described property located in Davidson County, Tennessee, more particularly descrived as follows:

Being Unit No. 207, Wynbrook Condominiums, according to the Master Deed of record in Book 7285, Page 918, as amended in Book 7507, Page 271, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Pooja Bery by deed dated October 7, 2013 from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20131010-0106458, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 207 Wynbrook Court, Nashville, TN 37221
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 9th day of March, 2018.

Pooja Bery

State of Tennessee
County of Davidson

On this 9th day of March, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Pooja Bery, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 9th day of March, 2018.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Cunningham