Bill Garrett Davidson County
Batch# 70936 DEEDWARR
03/19/2018 03:56:30 PM 2 pgs
Fees: $13.00 Taxes: $1,315.35
20180319-0025906

WARRANTY DEED

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Province Builders, LLC	same	10509028100
(NAME)	(NAME)	
PO Box 2226		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Darin Cunningham, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Province Builders, LLC or assigns, 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 located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being part of Lot No. 11 in Jones 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 the same property conveyed to Darin Cunningham by Warranty Deed from Della M. Stewart, unmarried, recorded on October 10, 2017, of record in Instrument No. 20171002-0100513, Register's Office for Davidson County, Tennessee.

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.

This is improved property know as 1006 Waverly Ave., Nashville, TN 37203.

This is NOT the primary residence nor has ever been for Darin Cunningham or his spouse.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1006 Waverly Ave. Nashville TN 37203

(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 our hands 03/19/18.

Darin Cunningham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Darin Cunningham with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 03/19/18.

Notary Public

My Commission Expires: JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 10 2019

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

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