Bill Garrett Davidson County
Batch# 91126 DEEDWARR
05/11/2018 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20180511-0045365

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF MAY, 2018,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 5, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ryan J. Brown and Lauren McKinley	Franklin American Mortgage Company	072 14 1B 001.00
(NAME) 2607 A Neldia Ct.	(NAME) 6100 Tower Circle, Suite 600	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty Thousand And No/100 Dollars ($320,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas Cunningham, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan J. Brown, unmarried and Lauren McKinley, unmarried, as tenants in common with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Unit A on the Plan of The Cottages of Neldia Court of record in Master Deed of The Cottages of Neldia Court, at Instrument No. 20150311-0020724, in the Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit in instrument No. 20150318-0023165, and amended in Instrument No. 20150619-0059034, and amended in 20150807-0078839, said plan appearing on Exhibit B of said Amendment, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Cunningham, an unmarried man by Warranty Deed from The Twin Team LLC dated September 10, 2015 and recorded September 15, 2015 as Instrument No. 20150915-0093660, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 2607 A Neldia Ct., Nashville, TN 37206

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, has 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 this 10th day of May, 2018

Thomas Cunningham

Commonwealth of
Pennsylvania
County of
Allegheny

STATE OF ~~TENNESSEE~~

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Thomas Cunningham, an unmarried man, the 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 and official seal, this the ~~10th~~ 9th of May, 2018.

Julie R C

Notary Public

My Commission Expires: March 8, 2021

(SEAL)

Commonwealth of Pennsylvania
NOTARIAL SEAL
JULIE R COHEN, NOTARY PUBLIC
City of Pittsburgh, Allegheny County
My Commission Expires March 8, 2021

File Number: FRN-182633SSO

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Ernest D. Bennett, III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

