STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 98263 **DEEDWARR**
05/30/2018 01:54:08 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20180530-0051545

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 9/29/19
File No. G18-1651D

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brenda Haynes, An Unmarried Woman (NAME)	New Owner ~~SPLIT~~ (NAME)	007-14-0B-005.00
1900 Tinnin Road #5 (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Victor Cunningham and Kathy Cunningham, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda Haynes, An Unmarried Woman**, 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 Number 5 of Building A on the plan of MAGNOILA STATION, as shown by Master Deed establishing a Horizontal Property Regime of Magnoila Station and subsequent Amendments recorded in Instrument Number 200308270124444, Instrument Number 200410010118510, Instrument Number 200506270073312, Instrument Number 201004270031824, Instrument Number 201006180047655, Instrument Number 200507080079103, Instrument Number 200908110075446, Instrument Number 201210300099611, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Victor Cunningham and wife, Kathy Cunningham from Magnolia Properties LLC, a Tennessee Limited Liability Company, by Deed dated January 31, 2005, as Instrument No. 20050203-0012878, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Instrument Number 200312180180407, Register's Office for Davidson County, Tennessee.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnoila Station and subsequent Amendments recorded in Instrument Number 200308270124444, Instrument Number 200410010118510, Instrument Number 200506270073312, Instrument Number 201004270031824, Instrument Number 201006180047655, Instrument Number 200507080079103, Instrument Number 200908110075446, Instrument Number 201210300099611, Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

4. PUD Boundary Plat as recorded in Instrument Number 200402090015342, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement as recorded in Instrument Number 200305300073157, Register's Office for Davidson County, Tennessee..

6. Charter of Homeowner's Association of record in Instrument Number 200308270124443, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1900 Tinnin Road #5, Goodlettsville, TN 37072.

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. Whenever 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 hand(s) this 25th day of May, 2018.

Victor Cunningham — May 25, 2018 Date

Kathy Cunningham — May 25, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Victor Cunningham and Kathy Cunningham, Husband and Wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of May, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066