WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021

Y-BR-18-2244

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Metroka and Christen Caddy	Leader One Financial Corp.	
(NAME)	(NAME)	58-9-A-122.00CO
2244 Gilmore Crossing Lane	7500 College Blvd	
(ADDRESS)	(ADDRESS) Ste. 1150	
Nashville, TN 37218	Overland Park, KS 66210	
(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 consideration, the receipt of which is hereby acknowledged, **ELSIE MARJORIE CUNNINGHAM AND LLOYD EMANUEL CUNNINGHAM, WIFE AND HUSBAND,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RYAN METROKA, A SINGLE PERSON, AND CHRISTEN CADDY, A SINGLE PERSON,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Creekside Trails, Phase 5, of record in Instrument No. 20051103-0133061, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elsie Marjorie Cunningham, wife and husband, Lloyd Emanuel Cunningham, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded August 7, 2006 in Instrument No. 20060807-0096612, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record as Instrument Number 20051103-0133061, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000915-0092002 and supplemental amendment recorded in Instrument Number 20011025-0117168, second supplemental amendment recorded in Instrument Number 20020828-0103983, third supplemental amendment recorded in Instrument Number 20041229-0153372 and fourth supplemental amendment recorded in Instrument Number 20061120-0143523 and amended in 20141218-0115782 , Register's Office for Davidson County, Tennessee.
- Charter for Eaton's Creek Park Homeowners Association of record in Instrument Number 20011126-0128291, in the Register's Office for Davidson County, Tennessee.
- Charter for Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, in the Register's Office for Davidson County, Tennessee.
- Easement for Water mains and appurtenances of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements of record in Instrument Number 20001011-0100954 and Instrument Number 20031010-0150887, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to temporary construction easement as set forth in Consent Judgment and Final Decree under Circuit Court Davidson County, Tennessee, Docket No. 90C-3345.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2244 Gilmore Crossing Lane, Nashville, Tennessee 37218**.

Bill Garrett Davidson County
Batch# 104110 DEEDWARR
06/13/2018 11:31:30 AM 2 pgs
Fees: $13.00 Taxes: $910.20
20180613-0056756

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF JUNE, 2018.

Elsie Marjorie Cunningham by Laura Mitchell, Attorney-in-Fact

Lloyd Emanuel Cunningham by Laura Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ELSIE MARJORIE CUNNINGHAM AND LLOYD EMANUEL CUNNINGHAM, and who acknowledged she executed the same as the free act and deed of the said ELSIE MARJORIE CUNNINGHAM AND LLOYD EMANUEL CUNNINGHAM.

Witness my hand and official seal, this the 8th of June, 2018.

Notary Public

My Commission Expires: 7/5/21
(SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021