WARRANTY DEED

Bill Garrett Davidson County
Batch# 104187 **DEEDWARR**
06/13/2018 02:07:22 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50

20180613-0056860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KATHERINE ANN COLLINS COUNTY OF DEKALB

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christopher L. Cantrell	Christopher Cantrell / Province Builders	105 09 0 28000
(NAME)	(NAME)	
1008 Waverly Avenue	1211 Martin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifty-Five Thousand And No/100 Dollars ($355,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Daniel Cunningham**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Province Builders, LLC and Christopher L. Cantrell, 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 the westerly 50 feet of the easterly 250 feet of Lot No. 11 on the Plan of Jones and Dudley's Addition to Nashville, as of record in Book 57, Page 147, Register's Office for said County.

Said part of Lot No. 11 fronts 50 feet on the northerly side of Waverly Avenue and runs back between parallel lines 150 feet to an alley.

Being the same lands conveyed to Willie B. Stewart and wife, Della M. Stewart from Lonnie Gilbert by Quitclaim Deed dated June 10, 1960 and recorded June 10, 1960 in Book 3075, Page 554, in said Register's Office for Davidson County, Tennessee.

Being the same lands conveyed to Willie B. Stewart and wife, Della M. Stewart from Karen Stewart and John Stewart by Quitclaim Deed dated May 29, 1992 and recorded May 29, 1992 in Book 8637, Page 113; and by Deed of Correction dated June 22, 1992 and recorded in Book 8657, Page 137, in said Register's Office for Davidson County, Tennessee. *Willie B. Stewart died intestate on May 21, 2010*

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leaving his wife, Della M. Stewart and two children Karen Stewart and John Stewart per Affidavit of Heirship of record at Instrument No. 20171002-0100628, in said Register's Office for Davidson County, Tennessee.

Being the same lands conveyed to Della M. Stewart from Karen Stewart and John Stewart by Quitclaim Deed dated September 29, 2017 and recorded October 2, 2017 as Instrument No. 20171002-0100629, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Daniel Cunningham from Della M. Stewart, unmarried by Warranty Deed dated September 29, 2017 and recorded October 2, 2017 as Instrument No. 20171002-0100630, in said Register's Office for Davidson County, Tennessee.

Further known as: 1008 Waverly Avenue, Nashville, TN 37203
Parcel Id(s): 105 09 0 282.00

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.

unimproved ☐
This is improved ☒ property, known as 1008 Waverly Avenue, Nashville, TN 37203

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 25 day of May, 2018

Daniel Cunningham

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STATE OF ~~TENNESSEE~~ PA

COUNTY OF Butler

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Daniel Cunninghamthe within named 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 25th of May, 2018.

Notary Public

My Commission Expires: 9-12-18

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBERT JOHN WHITE
Notary Public
BUTLER TWP., BUTLER COUNTY
My Commission Expires Sep 12, 2018

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