Bill Garrett Davidson County
Batch# 116668 DEEDWARR
07/16/2018 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $862.10
20180716-0068817

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

THOMAS VORHOLT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180019TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Arbuckle	Jonathan Arbuckle	
(NAME)	(NAME)	
132 Shorecrest Circle	132 Shorecrest Circle	072-08-0-008.00
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Three Thousand And No/100 Dollars ($233,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, ANDOTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **ESTATE OF JAMES H. CUNNINGHAM, JR.**, HEREINAFTER CALLED THEGRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER ANDCONVEY UNTO **JONATHAN ARBUCKLE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRSAND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OFTENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10, Block "B" on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James H. Cunningham, Jr. by Warranty deed from Clarence D. Witt and wife, Eva J. Witt of record in Book 7064, page 954, Register's Office for Davidson County, Tennessee, dated December 2, 1986 and recorded on December 10, 1986. The said for James H. Cunningham, Jr. having since died on September 8, 2017, his estate having been probated of record in Docket No. 17P-1727, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Peggy J. Cunningham signing as Administrator per court Order. See Docket No. 17P1727, Davidson County, Tennessee Probate Court.

unimproved ☐
This is improved ☒ property, known as 3718 Inglewood Circle South, Nashville, TN 37216
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Estate of James H. Cunningham, Jr. this 13 day of July, 2018.

Estate of James H. Cunningham, Jr.

BY: Peggy J. Cunningham
Peggy J Cunningham
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2018, before me personally appeared Peggy J. Cunningham, Administrator of the Estate of James H. Cunningham, Jr. and that (s)he, as administrator being authorized to do so, executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13th day of July, 2018.

Commission Expires: 5/3/21

Notary Public

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022