PREPARED BY:
Lisa Ross /Mortgage Connect
260 Airside Drive
Moon Township, PA 15108

Bill Garrett Davidson County
Batch# 117221 DEEDWARR
07/17/2018 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $377.40
20180717-0069578

MAIL TAX STATEMENTS TO: HUBERT D CUNNINGHAM, 510 THOMAS JEFFERSON Circle, MADISON, TN 37115

Warranty Deed

File No: 973125

THIS INDENTURE, made and entered into this 11 day of July, 2018, by and between IVAN HERRERA AND RACHEL HERRERA, HUSBAND AND WIFE , party of the first part, HUBERT D, CUNNINGHAM AND KAREN W. CUNNINGHAM, HUSBAND AND WIFE and party of the second part,

BEING the same premises which DEED DATED 03/19/2014 AND RECORDED 04/11/2014 INTSTRUMENT NUMBER 20140411-0030375 in deed dated
and recorded in the DAVIDSON County Recorder's Office in Deed Book Volume , page , granted and conveyed to , the Grantors herein.

WITNESSETH: That for and in consideration of 102,000.00 Dollars ($ONE HUNDRED TWO THOUSAND DOLLARS AND NO/100'S), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ivan Herrera by Rachel Herrera his power of attorney
IVAN HERRERA by RACHEL HERRERA, HIS POWER OF ATTORNEY

Rachel Herrera
RACHEL HERRERA

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ivan Herrera by Rachel Herrera his power of attny & Rachel Herrera to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 11 day of July, 2018.

Ella K. Butler
Notary Public

My commission expires: 09/07/2020

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Oath of Value

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 102,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rachel Herrera this power of attorney
Affiant

Subscribed and sworn to before me this 11 day of July, 2018.

Ella K. Butler

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TAXPAYER / OWNER: HUBERT D CUNNINGHAM
PROPERTY ADDRESS: 510 THOMAS JEFFERSON Circle, MADISON, TN 37115
MY COMMISSION EXPIRES: 09/07/2020

Exhibit A Legal Description

Land in Davidson County, Tennessee, being Unit No. 34 on the Plan of Monticello Manor, of record in Plat Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed from Brenda Gaughf to Ivan Herrera and Rachel Herrera as set forth in Deed Instrument #20140411-0030375 dated 03/19/2014, recorded 04/11/2014, DAVIDSON County, TENNESSEE.

034-05-0-A-034.00-CO

True Copy Certification

I, CHRIS CARNRIGHT, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES