WARRANTY DEED

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,898.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER..

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evan Ross Cunningham	Churchill Mortgage Corp	128150B40200CO
(NAME)	(NAME)	
402 Post Creek Road	761 Old Hickory Blvd, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jonathan D. Moore, married, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Evan Ross Cunningham, a single man, hereinafter called the GRANTEE(S), and or his 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 No. 402 on the Plan of Post House-Bellevue Condominiums, Phase I, according to the Master Deed of record in Book 6338, page 445 with Plat referenced at Exhibit "C" therein at page 472-474, in the 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 conveyed to Jonathan D. Moore by Warranty Deed from Oscar Pino, unmarried and Jorge A. Pino, married, dated August 28, 2015 and recorded September 09, 2015 of record in Instrument No. 20150909-0091505, Register's Office for Davidson County, Tennessee. Said property is not the marital residence of said Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

Covenants, conditions, restrictions and easements, if any, recorded as Book 6838, Page 445, as amended of record in Book 6846, Page 811, as amended of record in Book 6846, Page 821, as amended of record in Book 8047, Page 867, as amended of record in Book 8101, Page 562, as amended of record in Book 8626, Page 588 and amended recorded as Instrument No. 20180504-0042730, said Register's Office.

Stormwater Detention Agreement Easement recorded in Book 6534, Page 325 in the Register's Office of Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 162390 **DEEDWARR**
11/19/2018 02:25:38 PM 2 pgs
Fees: $13.00 Taxes: $702.62

20181119-0113797

File No.: 305951
Warranty Deed TN

Charter of Post House-Bellevue Condominium Association recorded as Book 6848, Page 541, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 402 Post Creek Road, Nashville, TN 37221
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 16th day of November, 2018 .

Jonathan D. Moore

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan D. Moore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of November, 2018.

Notary Public:
My Commission Expires: 2-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027