WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162630 DEEDWARR
11/20/2018 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $603.10
20181120-0114178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF NOVEMBER, 2018.

Notary Public:

MY COMMISSION EXPIRES: 7/30/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: 820 Beazer Lane Land Trust dated November 8th, 2018	SEND TAX BILLS TO: OWNER AT OWNER'S ADDRESS	MAP-PARCEL NUMBERS
(NAME) P.O. BOX 1633	(NAME)	163110C04800CO
(ADDRESS) MT JULIET, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Margie M Cunningham, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **820 Beazer Lane Land Trust dated November 8th, 2018,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 48 on the Plan of Revised Bell Forge Village III, P.U.D. Section Five of record in Plat Book 6900, Page 632, amended in book 7524, Page 552, and Book 7809, Page 936, Register's Office for said County, to which reference is made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 820 Beazer Lane, Antioch, TN 37013

Being the same property conveyed to Margie M. Cunningham by virtue of that certain Warranty Deed dated November 6, 1995, and being of record at Book 9853, Page 511 in the Register's Office of Davidson County, Tennessee. William S. Cunninham appointed as Power of Attorney for Margie M. Cunninham by Durable Power of Attorney of record in said Register's Office of Davidson County, Tennessee of record at Instrument Number

——20181120011417 7——.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 820 Beazer Lane Antioch, TN 37013
(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 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.

Witness my hand this 19th day of November, 2018.

Margie M Cunningham, William S. Cunningham
Margie M Cunningham, William S. Cunningham,
Attorney-In-Fact Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2018, before me personally appeared **William S. Cunningham,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Margie M Cunningham,** and who acknowledged that he executed the same as the free act and deed of **Margie M Cunningham.**

WITNESS my hand and official seal at office this 19th day of November, 2018.

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 9/25/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

William S. Cunningham, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Margie M Cunningham,** the principal.

This 19 day of November, 2018.

William S. Cunningham
William S. Cunningham

Sworn to and subscribed before me by **William S. Cunningham** this 19th day of November, 2018.

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires 9/25/15

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019