31644-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 206642 DEEDWARR
03/18/2019 09:13:36 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20190318-0024225

R-VRES-19-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ellen Fuson and Paul Jones	Pinnacle Bank	
(NAME) **115 Lasalle Ct**	(NAME) 150 3rd Avenue South, Suite 1000	**130-02-0-027.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Nashville, TN 37201	
(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 consideration, the receipt of which is hereby acknowledged, **RICHARD CUNNINGHAM AND ALYSSA CUNNINGHAM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLEN FUSON AND PAUL JONES, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 and 17 of Block 5 on the Plan of The Courts of Bellemeade of record in Plat Book 547, Page 141, 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 Richard Cunningham and Alyssa Cunningham, husband and wife by Warranty deed from Robert J. Bond, ,III and wife, Agata M. Bond of record in Instrument No. 20160701-0067450 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 01, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 141, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Lasalle Ct, Nashville, Tennessee 37205**.

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), their heirs and 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), 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.

This instrument is being executed on behalf of Richard Cunningham,,pursuant to a Power of Attorney executed by same on the 15th day of March, 2019, of record in Instrument No. 20190318-0024223, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Alyssa Cunningham, pursuant to a Power of Attorney executed by same on the 15th day of March, 2019, of record in Instrument No. 20190318-0024224, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this the 15th DAY OF MARCH, 2019.

Richard Cunningham by John Gleaves, Attorney-In-Fact

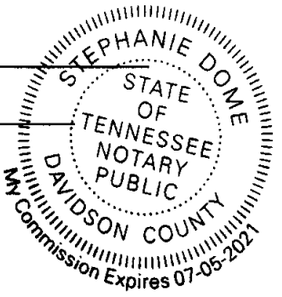
Alyssa Cunningham by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 RICHARD CUNNINGHAM AND ALYSSA CUNNINGHAM, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD CUNNINGHAM AND ALYSSA CUNNINGHAM.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212