Karen Johnson Davidson County
Batch# 238233 DEEDWARR
06/04/2019 09:07:07 AM 2 pgs
Fees: $13.00 Taxes: $784.40

20190604-0052919

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana Silvia Smetana An Unmarried Woman	New Owner (NAME)	
1017 Maplewood Place (ADDRESS)	(ADDRESS)	061-07-0-192.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jason T. Cunningham, A Single Man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ana Silvia Smetana An Unmarried Woman, hereinafter called the Grantees, their heirs 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 THE EASTERLY 50 FEET OF LOT NO. 18, BLOCK A, ON THE MAP OF BROADMOOR, OF RECORD IN BOOK 547, PAGES 161 AND 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JASON T. CUNNINGHAM AND WIFE, LUCILLE C. CUNNINGHAM, BY WARRANTY DEED, FROM VICKI CUNNINGHAM A/K/A VICKIE CUNNINGHAM, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20131104-0114253, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 31, 2013 AND RECORDED ON NOVEMBER 4, 2013. FURTHER CONVEYED TO JASON T. CUNNINGHAM, BY QUITCLAIM DEED, FROM LUCILLE C. CUNNINGHAM, OF RECORD IN INSTRUMENT NO. 20170110-0002912, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE YEAR 2019 AND SUSBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1017 Maplewood Place, Nashville, TN 37216
(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/our hand(s) this 30th day of May, 2019.

Jason T. Cunningham

WARRANTY DEED
(Continued)

STATE OF Tennessee
COUNTY OF Davidson

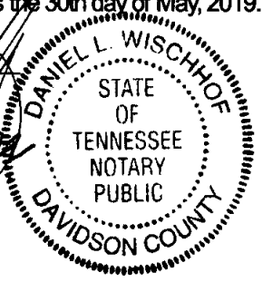
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason T. Cunningham, A Single Man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2019.

Notary Public

My Commission Expires: 7/11/2022

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072