Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

32622

Karen Johnson Davidson County
Batch# 253667 DEEDWARR
07/08/2019 10:00:59 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20190708-0066146

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of July, 2019

Notary Public

My Commission Expires: (AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY LAW FIRM

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DAVID CUNNINGHAM	NEW OWNER	181-10-0A
(NAME) 6945 Scarlet Ridge Drive	(NAME)	157.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **NATHANIEL R. NARWOLD AND WIFE, LAUREN NARWOLD**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID CUNNINGHAM, UNMARRIED MAN**, hereinafter called the Grantee(s), their 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. 411 on the Final Plat of Phase Four Autumn Oaks Subdivision, of record in Instrument No. 20020523-0062993, and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20030110-0004644, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to NATHANIEL R. NARWOLD AND WIFE, LAUREN NARWOLD, by Deed from JONATHAN W. RAUSCH AND MARY R. RAUSCH, HUSBAND AND WIFE, of record in Instrument No. 20140804-0069416, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Rev. of 6434 Autumn Oaks of record in Instrument No. 20010912-0099443, in Instrument No. 20030513-0064238, in Instrument No. 20100414-0028160, and in Instrument No. 20101206-0096935, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **6945 Scarlet Ridge Drive, Brentwood, TN, 37027.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 3rd day of July, 2019.

NATHANIEL R. NARWOLD **LAUREN NARWOLD**

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NATHANIEL R. NARWOLD AND LAUREN NARWOLD, HUSBAND AND WIFE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 2019.

My Commission Expires: ~~05/02/22~~ 03-3-2020

Notary Public

