Karen Johnson Davidson County
Batch# 288173 DEEDWARR
09/19/2019 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $880.60
20190919-0095199

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$249,000.00~~ $238,000.00

Affiant

Subscribed and sworn to before me, this 13th day of September, 2019.

Notary Public

My commission expires: 01-24-23

STATE OF TENNESSEE NOTARY PUBLIC JAMIE IVEY WILLIAMSON COUNTY My Commission Expires 01-24-2023

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Darryl E. Smith** | Security National Mortgage Company | **087050A04000CO** |
| **4030 Farmingham Woods Drive** | 5300 South 360 West Suite 150 | |
| **Hermitage, TN 37076** | Murray, UT 84123 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Travis Cunningham and Mary Cunningham, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Darryl Everette Smith, II, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, 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. 40, on the Plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Travis Cunningham and Mary Keaveny, both unmarried , by Warranty Deed from Christopher Joseph Robinson and wife, Heather Robinson, dated November 16, 2007, of record in Instrument No. 20071121-0136563, Register's Office for Davidson County, Tennessee. Mary Keaveny is now known as Mary Cunningham by virtue of her marriage to Travis Cunningham, and is one and the same person..

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 8238, page 176, Book 8351, page 533, Book 8447, page 635, Book 9006, page 409, Book 8424, page 426, Book 8423, page 784, Book 8702, page 528, Book 9006, page 414, said Register's Office.

Easements of record in Instrument No. 20020603-0066713, Book 5109, page 445, said Register's Office.

Stormwater Detention Agreement of record in Book 8199, page 852, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved ( X ) unimproved (_____) property known as 4030 Farmingham Woods Drive, Hermitage, TN 37076.

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 in 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.

_____ Date: 9-13-19
Travis Cunningham

_____ Date: 9/13/2019
Mary Cunningham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Travis Cunningham and Mary Cunningham, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13TH day of SEPTEMBER, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON ASH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## True Copy Certification

I, Tracey Cerrato, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

