BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 292865 DEEDWARR
09/30/2019 08:42:28 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190930-0098902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF September 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Jack Cunningham, III	FirstBank	
(NAME)	(NAME)	
5005 Whispering Hills Ct.	318 Seaboard Lane, Suite 205	147-10-156.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, **GAIL STEPHENS BURGESS, MARRIED AND JAMES MICHAEL STEPHENS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTHUR JACK CUNNINGHAM, III, UNMARRIED,** 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. 485 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, Pages 66 and 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James P. Stephens and wife, Kathryn Y. Stephens by Warranty Deed from Lester S. Kauffman and wife, Mildred C. Kauffman, recorded in Deed Book 3279, Page 79, in the Register's Office of Davidson County, Tennessee. James P. Stephens died on February 26, 2011 leaving Kathryn Y. Stephens as sole surviving Tenant by the Entirety. Kathryn Y. Stephens died testate on December 25, 2018. Gail Stephens Burgess and James Michael Stephens are the devisees under the Will of Kathryn Y. Stephens probated under Docket No. 19P276, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never a marital residence for the Grantors.

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 5005 Whispering Hills Ct., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 27 day of September, 2019.

X Gail Stephens Burgess

GAIL STEPHENS BURGESS

X James Michael Stephens

JAMES MICHAEL STEPHENS

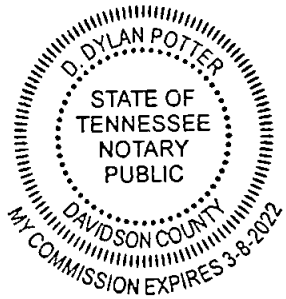
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail Stephens Burgess and James Michael Stephens, the bargainors, 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 this 27 day of September, 2019

Commission expires:



Notary Public