Karen Johnson Davidson County
Batch# 305334 DEEDWARR
10/24/2019 08:06:30 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20191024-0108929

WARRANTY DEED

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2019

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2019-1443 (Seller only)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Roper and Shekea Roper, husband and wife	SAME	150-02-0-444.00
(NAME)	(NAME)	
1119 Mary Evelyn Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **Kenneth C. Cunningham and wife, Mei-Jiuang Cunningham, as tenants by the entirety,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard E. Roper and Shekea Roper, husband and wife,** 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. 147-B on the Plan of Zone Lot Division of Lots 143 through 147 of the plan of Harbor Gate, Section II of record in Plat Book 6900, Page 296, amending Book 6250, Page 33 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 Kenneth C. Cunningham and wife, Mei-Jiuang Cunningham, as tenants by the entirety by Warranty deed from Warren E. Bair and wife, Dara K. Bair of record in Book 9423, page 465, Register's Office for Davidson County, Tennessee, dated July 29, 1994 and recorded on August 01, 1994.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2019 collected at transfer. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 296, amending Book 6250, Page 33, Book 6250, Page 25, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6366, Page 494, in the Register's Office for Davidson County, Tennessee, Sanitary Sewer and Storm Drainage Easement of record in Book 5300, Page 909 and Book 5904, Page 79, in the Register's Office for Davidson County, Tennessee. Gasline Easement of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7382, Page 823 and Book 7382, Page 800, in the Register's Office for Davidson County, Tennessee.

This property, known as 1119 Mary Evelyn Court, Nashville, TN 37217
(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 21st DAY OF Oct, 2019.

Kenneth C. Cunningham

Mei-Jiuang Cunningham

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth C. Cunningham and wife, Mei-Jiuang Cunningham, as tenants by the entirety, with whom I am personally acquainted (or provided 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 and official seal, this the 21st day of October, 2019.

Notary Public

My Commission Expires: 7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

True Copy Certification

I, Delana Louhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Delana Louhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19