Karen Johnson Davidson County
Batch# 317020 DEEDWARR
11/18/2019 02:09:13 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20191118-0118756

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $800,000.00. Emily E. Vernier Affiant Subscribed and sworn to before me, this 14 day of November, 2019. Notary Public My Commission Expires: 11/8/21

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Address New Owner As Follows: Roger Taylor Vernier and Emily E. Vernier 6001 Robert E Lee Dr. Nashville, TN 37215	Send Tax Bills To: Studio Bank 124 12th Ave. S., Ste. 400 Nashville, TN 37203	Map-Parcel Number: 14514006100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES LEWIS CUNNINGHAM AND WIFE, JUDY H. CUNNINGHAM**, hereinafter called the Grantors, have bargained and sold, and by

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SB-A-6001

these presents do transfer and convey unto **ROGER TAYLOR VERNIER AND EMILY E. VERNIER, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Tyne Valley Estates, Section 14, of record in Book 5200, page 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Lewis Cunningham and wife, Judy H. Cunningham by deed dated June 25, 1981, from Thomas V. White, Trustee, of record in Book 5762, page 626, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 5200, page 337, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7776, page 49, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6001 Robert E Lee Dr., 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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

<Signature page to follow.>

WITNESS my hand this 14th day of November, 2019 .

Charles Lewis Cunningham

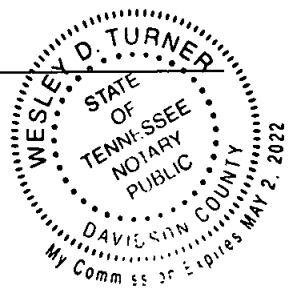
Judy H. Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES LEWIS CUNNINGHAM**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of November, 2019 .

Notary Public

My Commission Expires: 

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY H. CUNNINGHAM**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of November, 2019 .

Notary Public

My Commission Expires: 