THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26721

Karen Johnson Davidson County
Batch# 318873 DEEDWARR
11/25/2019 10:44:58 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20191125-0121385

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00.

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF November, 2019.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/20/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisabeth R. James		
768 Greeley Drive	New Owner	102-16-0-042.00
Nashville, TN 37205		
(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, **Claudette E. Cunningham, surviving tenant by the entirety**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elisabeth R. James**

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. 228 on the Plan of Hillwood Estates, Section 10, of record in Book 2331, Pages 95 and 96, Register's Office for said County, and described as follows:

Beginning at a point on the Easterly margin of Greeley Drive at the Northwest corner of Lot 227 on said plan; thence with the line between Lots 227 and 228, Eastwardly 326.7 feet to the Northeast corner of said Lot No. 227; thence North 10 degrees 06 minutes West 82.8 feet to a power pole; thence North 8 degrees 04 minutes East 72 feet to the Southeast corner of Lot No. 229 on said plan; thence with the line between said Lots Nos. 228 and 229, Westwardly 299.8 feet to the Easterly margin of said Drives; thence with same, Southwardly 150 feet to the beginning.

Being the same property conveyed to James L. Cunningham and wife, Claudette E. Cunningham by Warranty deed from Christine C. Frambach, unmarried of record in Book 5253, page 534, Register's Office for Davidson County, Tennessee, dated January 30, 1978 and recorded on February 16, 1978. The said James L. Cunningham having since died on December 24, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **768 Greeley Drive, Nashville, TN 37205.**

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 the 22nd day of November, 2019.

Claudette E. Cunningham

Claudette E. Cunningham

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 **Claudette E. Cunningham** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of November, 2019.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY