This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192480

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $485,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of January, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 337641 DEEDWARR
01/02/2020 02:22:05 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20200102-0000371

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

WARRANTY DEED

THIS INDENTURE, made this 27th day of December, 2019, among:

ALYSSA HOPKINS CUNNINGHAM F/K/A ALYSSA HOPKINS, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ABIGAIL GRAVES AND RICHARD E. GRAVES, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Section Two, Crieve Hall Estates of record in Plat Book 2133, Page 45, 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 Alyssa Hopkins, unmarried by Warranty deed from The Estate of Roberta R. Torrence, Deceased of record in Instrument No. 20130531-0055271 Register's Office for Davidson County, Tennessee, dated May 28, 2013 and recorded on May 31, 2013.

The said Alyssa Hopkins having since married and now known as Alyssa Hopkins Cunningham. Ryan Cunningham joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Being also known as 532 Barrywood Dr Nashville, Tennessee 37220.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Alyssa Hopkins Cunningham

Alyssa Hopkins Cunningham

Ryan Cunningham

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, and Alyssa Hopkins Cunningham and Ryan Cunningham, the within named bargainor(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 and official seal this 27th day of December, 2019.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Abigail Graves and Richard E. Graves
Address: 532 Barrywood Dr
City, State, Zip: Nashville, TN 37220

Responsible Party For Taxes:

Name: Pinnacle Bank
Address: 150 3rd Avenue South Ste 1000
City, State, Zip: Nashville TN 37201

Tax ID: 146-11-0-100.00