Karen Johnson Davidson County
Batch# 360500 DEEDWARR
02/19/2020 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20200219-0018628

WARRANTY DEED

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$2,100,000.00**

Affiant

Subscribed and sworn to before me this 18 day of **February 2020**.

Notary Public
My Commission expires: 3/3/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Middle Tennessee Imaging, LLC	**Middle Tennessee Imaging, LLC**	**11710008900**
2323 Crestmoor Road	**3024 Business Park Circle**	
Nashville, TN 37215	**Goodlettsville, TN 37072**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sarah M. Cunningham, Brian Cunningham, and Anthony Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Middle Tennessee Imaging, LLC

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot 15 of Block "A" on the Map of Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee. Said Lot No. 15 fronts 100 feet on the northerly margin of Crestmoor Road, formerly Henry Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Newspaper Publishing, LLC, a Tennessee Limited Liability Company from Dean S. Cambron recorded 12/17/1997 in Book 10726, Page 240, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah M. Cunningham, Brian Cunningham, Anthony Cunningham from Newspaper Publishing, LLC, a Tennessee Limited Liability Company recorded on _____ in Book _____, Page _____, Register of Deeds office for Davidson County, Tennessee. 202002190018627

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (__X__) unimproved (_____) property known as 2323 Crestmoor Road, 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 GRANTEE, his heirs, successors and assigns, forever. GRANTORS covenant with GRANTEE that GRANTORS is 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. GRANTORS do further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his 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 our hand(s) this 18, day of February 2020.

Sarah M. Cunningham
Sarah M. Cunningham
GRANTOR

Brian Cunningham
Brian Cunningham
GRANTOR

Anthony Cunningham
Anthony Cunningham
GRANTOR

STATE OF TENNESSE
COUNTY OF Sumner

Before me, a Notary Public in and for said County and State, Sarah M. Cunningham, Brian Cunningham, and Anthony Cunningham 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 18th day of February 2020.

My commission expires 3-8-2021

Notary Public

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

True Copy Certification

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

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY