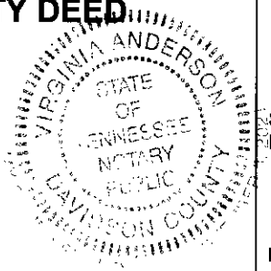
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Y-KW-19-149

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Britney Jo Purkey	NEW OWNER	
(NAME)	(NAME)	**133-07-0-006.00**
149 McCall St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACY ALLEN AND STEVE CUNNINGHAM, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITNEY JO PURKEY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of McMillan Heights of record in Plat Book 2083, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 Fronts 86.22 feet on the Southerly side of New Antioch Pike and extends back 207.09 feet on the Westerly line and 206.53 feet on the Easterly line to a dead line measuring 83.5 feet thereon.

Being the same property conveyed to Tracy Allen, unmarried and Steve Cunningham, unmarried, as Tenants in Common with right of Survivorship by Warranty deed from Donald L. Clark and wife, Deborah J. Clark, of record in Instrument No. 20160804-0080797 Register's Office for Davidson County, Tennessee, dated August 02, 2016 and recorded on August 04, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 20, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2153, Page 215, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **149 McCall St., Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 378677 **DEEDWARR**
03/27/2020 10:51:18 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20200327-0033345

Witness my/our hand(s) this the 13th DAY OF MARCH, 2020.

Tracy Allen by Paul Hinman, Attorney-In-Fact

Steve Cunningham by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TRACY ALLEN AND STEVE CUNNINGHAM, and who acknowledged he/she/they executed the same as the free act and deed of the said TRACY ALLEN AND STEVE CUNNINGHAM.

Witness my hand and official seal, this the 13th of March, 2020.

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOMO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021