Karen Johnson Davidson County
Batch# 391113 DEEDWARR
04/24/2020 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20200424-0043182

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 05-09-23
(AFFIX SEAL)

BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2023

W-SB-VRES-20-800

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)
David A. Cunningham and Catherine P. Cunningham	New Owners	
(NAME)	(NAME)	
800 North Highlands Court		**142-16-0C-006.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **JAMES LANCASTER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID A. CUNNINGHAM AND CATHERINE P. CUNNINGHAM,** 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. 6 on the Plan of Final Plat, Devon Highlands, Phase I of record in Plat Book 7900, Page 428, 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 Christopher S, Laurie and wife, Sandra D. Laurie by Warranty deed from Dorsey (Dorthea) Mchugh and Phill Mchugh, wife and husband of record in Instrument No. 20130809-0083888 Register's Office for Davidson County, Tennessee, dated August 8, 2013 and recorded on August 9, 2013. (Value of consideration shown in aforementioned deed $215,000.)

Being the same property conveyed to James Lancaster, an unmarried man by Warranty deed from Christopher S. Laurie and wife, Sandra D. Laurie of record in Instrument No. 20160229-0018662 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on February 29, 2019. (Value of consideration shown in aforementioned deed $340,500.00.) Being also known as 800 North Highland Court Nashville, Tennessee 37221.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 428, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7517, Page 283, Book 7517, page 367, Book 8180, page 222, Book 8120, page 402, Book 8120, page 485, Book 8180, page 230, Book 8712, page 618, Book 8712, page 620, Book 8796, page 410, Book 8796, page 416, Book 9150, page 182 Book 9492, page 594, Book 9492, page 600, Book 10692, page 750, Book 8181, page 62 and Book 9657, page 123, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 7520, page 564, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7517, page 344, Book 8180, page 232, and Book 10692, page 753, Register's Office for Davidson County, Tennessee.
- Easement in Book 4594, page 650, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District in Book 5473, page 171, and Book 5459, page 651, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement in Book 8753, page 750, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Book 8611, page 31, 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: **800 North Highlands Court, Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 17th DAY OF APRIL, 2020.

James Lancaster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES LANCASTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

True Copy Certification

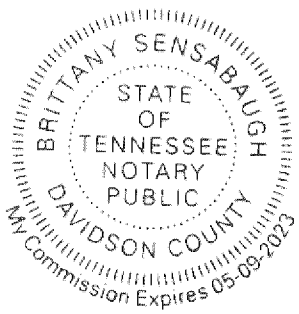
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23