Karen Johnson Davidson County
Batch# 413741 DEEDWARR
06/12/2020 10:01:37 AM 2 pgs
Fees: $13.00 Taxes: $757.02

20200612-0060267

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE DAVIDSON
COUNTY OF ~~RUTHERFORD~~
The actual consideration or value, whichever is greater, for this transfer is ~~$186,000.00~~ $204,600.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2020.

Notary Public
My commission expires: 1/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

13-2005-133698

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Marathon Properties	Marathon Properties	133-06-0-133.00
1712 Hillmont Drive	1712 Hillmont Drive	
Nashville TN 37215	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frank Lafayette Cunningham, Jr. and wife, Billie Perry Cunningham**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marathon Properties GP, a Tennessee General Partnership,** hereinafter called the Grantees, their successors 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. 6, on the Plan of Patterson Gardens, Sec. II, of record in Plat Book 2330, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank Lafayette Cunningham, Jr. and wife, Billie Perry Cunningham by deed from Ernest C. Perry and wife, Helen Hayes Perry, dated September 9, 1957, recorded September 12, 1957, of record in Book 2696, Page 611, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3508 Hewlett Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: HMP203508

WITNESS my hand this 5th day of June, 2020.

Frank Lafayette Cunningham, Jr

Billie Perry Cunningham

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Frank Lafayette Cunningham, Jr and Billie Perry Cunningham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 5th day of June, 2020.

State of Tennessee at Large

My Commission expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY