Karen Johnson Davidson County
Batch# 426313 DEEDWARR
06/25/2020 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200625-0068903

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires	STATE OF Tennessee COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $310,000.00 Affiant Subscribed and sworn to before me, this 24 day of June, 2020. Notary Public My Commission Expires: 2/15/2021

WARRANTY DEED

Address New Owner: Marvin H. Palmer, Jr. 967 Beech Bend Dr. Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 156-02-0-199.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID A. CUNNINGHAM AND WIFE, CATHERINE P. CUNNINGHAM** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MARVIN H. PALMER, JR., A SINGLE MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 769, as shown on the map entitled Section Four, Harpeth Woods, of record in Book 5200, Page 560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID A. CUNNINGHAM AND WIFE, CATHERINE P. CUNNINGHAM, by deed from MARCIE GAYLE AUSTIN AND HUSBAND PHILLIP LYNN AUSTIN, of record in Instrument No. 20091005-0092392, dated September 30, 2009, said Register's Office.

This is improved property commonly known as: **967 Beech Bend Dr., Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 24th day of June, 2020.

David A. Cunningham
DAVID A. CUNNINGHAM

Catherine P. Cunningham
CATHERINE P. CUNNINGHAM

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID A. CUNNINGHAM AND WIFE, CATHERINE P. CUNNINGHAM**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of June, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

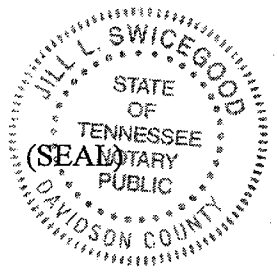
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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