Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1280

Karen Johnson Davidson County
Batch# 435479 **DEEDWARR**
07/10/2020 01:48:21 PM 2 pgs
Fees: $13.00 Taxes: $1,576.20
20200710-0075601

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Cunningham and wife, Sheila A. Cunningham**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brandi Stimson and James Stimson, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 83 on the Plan of Sutherland Heights, Section Two, of record in Book 2663, page 58, Register' s Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 244.89 feet on the Southerly margin of Pleasant Green Road and extends back 214.60 feet to the Easterly line and 263.60 feet on the Westerly line to a dead line in the rear, measuring 113.5 feet thereon.

Being the same property conveyed to Steven Cunningham and wife, Sheila A. Cunningham by Warranty deed from Mark Edwards and wife, Tammy Edwards of record in Book 9318, page 110, Register's Office for Davidson County, Tennessee, dated April 18, 1994 and recorded on April 20, 1994.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2604 Pleasant Green Road, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
James Stimson 2604 Pleasant Green Road Nashville, TN 37214	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	073-03-0-012.00

WITNESS THE EXECUTION HEREOF this 9th day of July, 2020.

Steven Cunningham

Sheila A. Cunningham

State of Tennessee)
County of Davidson)

On this 9th day of July, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven Cunningham and Sheila A. Cunningham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 426,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of July, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON