WARRANTY DEED

Karen Johnson Davidson County
Batch# 477058 **DEEDWARR**
09/16/2020 01:47:53 PM 2 pgs
Fees: $13.00 Taxes: $1,172.90

20200916-0105946

R-VRES-20-1632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
James D. Cunningham and Amy M. Cunningham	**Franklin Synergy Bank**	
(NAME) **1632 Celebration Way**	(NAME) **722 Columbia Avenue**	**172-08-0B-032.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Franklin, TN 37064**	
(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, **MATTHEW R. NORDHAGEN AND KATHARINE IONE NORDHAGEN, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES D. CUNNINGHAM AND AMY M. CUNNINGHAM, HUSBAND AND WIFE,** 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. 32 on the Plan of Revised Final Plat of Phase One, Bridle Downs of record in Plat Book 6900, Page (s) 701 through 703, inclusive, and corrected in Book 8169, Page 240, 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 Matthew R. Nordhagen and Katharine Ione Nordhagen, husband and wife by Warranty deed from Jeffrey C. Lillard and Katherine M. Lillard, husband and wife and Jerry D. Lillard and Audrey K. Lillard, husband and wife of record in Instrument No. 20170103-0000060 Register's Office for Davidson County, Tennessee, dated December 28, 2016 and recorded on January 03, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 6900, Page (s) 701 through 703, inclusive and corrected in Book 8169, Page 240, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7448, Page 772, amended in Book 8814, Page 631; Book 9818, Page 68 and Book 9873, Page 497, Register's Office for Davidson County, Tennessee.
- Charter of Bridle Downs Homeowners Corporation of record in Book 8814, Page 604, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8814, Page 639, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7266, Page 813; Book 7797, Page 477 and Book 7797, Page 485, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Book 9250, Page 413, 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: **1632 Celebration Way, 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.

Witness my/our hand(s) this the 14th DAY OF SEPTEMBER, 2020.

Matthew R. Nordhagen

Katharine Ione Nordhagen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW R. NORDHAGEN, 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 14th of September, 2020.

Notary Public
My Commission Expires:
(SEAL)

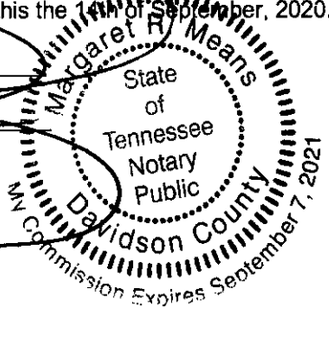


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHARINE IONE NORDHAGEN, 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 14th of September, 2020.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212