Karen Johnson Davidson County
Batch# 502063 DEEDWARR
10/27/2020 02:46:38 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20201027-0124346

WARRANTY DEED

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2020.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-371

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica Cunningham, Richard Cunningham, and Barbara Cunningham	new owners	061 04 0 109.00
(NAME) 1120 Haysboro Avenue	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas Cotton Havell, III and Kathlene McDonald Payne, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Richard Cunningham and Barbara Cunningham, husband and wife and Jessica Cunningham, a single woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 and the Westerly 4 feet of Lot No. 10 on the Map of Hayesboro Estates, not of record, described as follows:

Beginning on the Southerly Margin of Hayesboro Road at a point 191 feet West of the Northwest corner of the property conveyed to W.J. Dodson and wife, by Deed from Arcena R. Timberlake, et al., of record in Book 808, Page 183, Register's Office for said County; thence with the Southerly margin of said Road, Westwardly 69 feet to the corner of Lots Nos. 8 and 9; thence with the line between said two lots, Southwardly 202.2 feet; thence Eastwardly 69 feet; thence Northwardly 202.2 feet to the Beginning.

Being the same property conveyed to Thomas Cotton Havell, III, a single man and Kathlene McDonald Payne, a single woman, by Warranty Deed from David Dorris, married, of record in Instrument No. 20160418-0037146, in the Register's Office of Davidson County, Tennessee, dated April 15, 2016 and recorded on April 18, 2016.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2020 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1120 Haysboro Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 23rd day of October, 2020.

GRANTOR:

Thomas Cotton Havell, III

Kathlene McDonald Payne

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Thomas Cotton Havell, III and Kathlene McDonald Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 23rd day of October, 2020.

Notary Public

My Commission Expires: 3-17-2024

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-17-2024