WARRANTY DEED

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $901,602.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025

(AFFI

Karen Johnson Davidson County
Batch# 885503 DEEDWARR
07/07/2022 02:41:18 PM 2 pgs
Fees: $13.00 Taxes: $3,335.93

20220707-0078579

DM-FSBO-22-328

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)
Brian Cunningham and Frances M. Cunningham	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	**143 06 0A 008.00**
328 Harpeth Ridge Dr	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Antonio, TX 78216**	
(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, **BRANDEN W. NICHOLS AND ANRI NICHOLS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN CUNNINGHAM AND FRANCES 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. 8 on the Plan of Harpeth Trace Estates, Phase One, of record in Plat Book 5200, Page 125 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and particular description of the property.

Being the same property conveyed to Branden W. Nichols and Anri Nichols, husband and wife, by Warranty Deed from Charles Gardner and wife, Kimberly Gardner, of record in Instrument No. 20120221-0014844, in the Register's Office of Davidson County, Tennessee, dated February 17, 2012 and recorded on February 21, 2012.

This conveyance is subject to:
- Property Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One Harpeth Trace Estates, as recorded in Plat Book 5200, Page(s) 125 .
- Declaration of Covenants, Conditions and Restrictions recorded in Book 5120, Page 208 and in Book 5120, Page 918 as corrected in Book 5182, Page 767; amendments recorded in Book 5178, Page 138; Book 5182, Page 769.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 5380, Page 357; amended in Instrument No. 20200109-0003184 and Fines and Enforcement of Governing Documents recorded in Instrument No. 20200804-0085695.
- Easement for Right of Way, recorded in Book 5597, Page 186.
- Overpass Construction Agreement as set forth in instrument recorded in Book 5102, Page 956.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **328 Harpeth Ridge Dr, Nashville, Tennessee 37221**.

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 6th DAY OF JULY, 2022.

Branden W. Nichols

Anri Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDEN W. NICHOLS, 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 6th of July, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANRI NICHOLS, 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 6th of July, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212