WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Larry A Cummings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2000.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Ecrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry A. Cummings	Franklin American Mortgage Company	108-4-108
(NAME)	(NAME)	
3005 Blackwood Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christopher S. Shearer and wife Lisa H. Shearer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry A. Cummings and wife Leslie R. Cummings, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 304 on the Plan of Larchwood Section Threee of record in Plat Book 5200, Page 540, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher S. Shearer and wife Lisa H. Shearer, by deed of record in Book 8264, Page 112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Christopher S. Shearer and wife Lisa H. Shearer by Terry DeSelms as their Attorney In Fact pursuant to recorded Power of Attorney of record ~~in Instrument No. _____~~: Doing Recorded Simultaneously Herewith.

unimproved ☐
This is improved ☒ property, known as 3005 Blackwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Instr:200007100067815 Page: 1 OF 2
REC'D FOR REC 07/10/2000 8:44:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $399.60

Witness my/our hand(s) this 30th day of June, 2000.

Christopher S. Shearer

Lisa H. Shearer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of June, 2000, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Christopher S. Shearer and wife Lisa H. Shearer and who acknowledged that he executed the same as the free act and deed of the said Christopher S. Shearer and wife Lisa H. Shearer, through Power of Attorney granted him by the said Christopher S. Shearer and wife Lisa H. Shearer

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett — Notary Public