FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/01/04 13:40 2pgs
Fees:13.00 Taxes:406.63
20041001-0118607

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark B. Cummings	Clark B. Cummings	075-07-0-113
(NAME)	(NAME)	
4303 Adelaide Court		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, Daniel H. Barrett , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clark Cummings, and Mark Nelson*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: * and wife, Kelli Nelson

LAND in Davidson County, Tennessee, being Lot No. 96 on the Plan of Highlands of Tulip Grove, Section I, as of record in Plat Book 4675, Page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, included in this description is the northerly 4.5 feet of Lot 96, as referred to in a Quit/Claim Deed of record in Book 5610, Page 744, Register's Office for Davidson County, Tennessee; however not included in theis conveyance.

Being the same property conveyed to Daniel H. Barrett by deed from Douglas A. Barrett and wife, Jane C. Barrett of record in Deed Book 8779, page 969, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4381 Baton Rouge Dr., Hermitage, TN 37076

(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.

Witness my/our hand(s) this 24th day of September, 2004.

Daniel H. Barrett

STATE of New York
COUNTY of WESTCHESTER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Daniel H. Barrett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/27/2004

My Commission Expires: 5/7/07

Aurelia Morales
Notary Public

AURELIA MORALES
Notary Public, State of New York
Reg. #01MO6058403
Qualified in Rockland County
Certificate Filed in Westchester County
Commission Expires: 5/7/07

File Number2409270
RETURN TO:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075