File No. 251001063

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/05 11:00 2 pgs
Fees:13.00 Taxes:536.50
20051101-0131812

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Clark B Cummings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DORIS M. FREEMAN NOTARY PUBLIC STATE OF TENNESSEE MADISON CO. My Commission Expires

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clark B. Cummings | Homecomings Financial Network, Inc. | |
| (NAME) ~~2312 Crescent Valley Place~~ PO Box 1615 | (NAME) 2101 Rexford Road | MAP/PARCEL 064-16-0-D-141.00-CO |
| (ADDRESS) ~~Hermitage, TN 37076~~ Mt Juliet TN 37121-1615 | (ADDRESS) Charlotte, North Carolina 28211 | |
| (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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Patricia J. Cox-Snow, a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clark B. Cummings, a married man Mark Nelson, and Wife, Kelli D. Nelson**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 164 on the Plan of Section Three, TRUXTON PARK, as of record in Instrument number 20011024-0116272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patricia J. Cox, a married woman, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument number 20020219-0020711, Register's Office for said County.

Restrictive Covenants of record in Instrument numbers; 20001030-0107559, 20010522-0052910, 20020123-000419, 20020718-0086907, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument number 20001101-0108604, Register's Office for said County.

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

The said Patricia J. Cox having since married is now known as Patricia C. Cox Snow

The said Patricia C. Cox-Snow is joined in this conveyance by her Husband, Jerry Snow waiving any and all interest he may have in said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 2312 Crescent Valley Place, 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 GRANTEE(S), his/her/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), his/her/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 27th day of October, 2005.

Patricia J. Cox-Snow

Jerry Snow

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patricia J. Cox-Snow, and Husband Jerry Snow, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 10/27/2005.

My Commission Expires:
1-20-05

Notary Public

DORIS M. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY
My Commission Expires 1/20/2008

**File Number:** [redacted]**1063**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122