BOX 10-A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,310.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2006.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Nicholas Cumming	New Owner	
(NAME)	(NAME)	
605 Bel Air Drive		134-1-53
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, I, **THOMAS L. OWEN, EXECUTOR OF THE ESTATE OF CLAUDE NEIL OWEN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG NICHOLAS CUMMING, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 67 on the Plan of Curreywood Acres, Section I, of record in Book 2133, pages 109 and 110, Register's Office for said County.

Said Lot No. 67 is situated at the northeasterly corner of the intersection of McGavock Pike and Bel Air Drive, fronting 134.3 feet on the easterly margin of McGavock Pike and a total of 183 feet on the northerly margin of Bel Air Drive, said frontage being joined by a curve having a length 0f 39 feet and a radius of 25 feet. Said lot extends back northwardly 157 feet on its easterly line and eastwardly 145 feet on its northerly line.

Being the same property conveyed to Claude Neil Owen by deed from Walter J. Cantrell and wife, Charlotte S. Cantrell, dated August 8, 1960, of record in Book 3103, page 543, Register's Office for Davidson County, Tennessee. The said Claude Neil Owen having since died and by his Will of record in Case No. 06P1414, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property is to be sold by Thomas L. Owen, Executor.

unimproved ☐

This is improved ☒ property, known as 601 Bel Air Drive, Nashville, TN 37217

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 11/02/06 11:51 2 pgs
Fees:13.00 Taxes:441.45
20061102-0136223

Witness my hand this 30th day of October, 2006.

(X) Thomas L. Owen

Thomas L. Owen, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Owen, Executor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2006.

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

Notary Public