WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/07 14:43 2 pgs
Fees:13.00 Taxes:906.50
20070328-0037236

JIM R. VANDERPOOL
STATE OF TENNESEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe A. Cummings	SAME	**155-8-C-26.00**
(NAME)	(NAME)	
6637 Autumnwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(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, **STEVEN R. BROWN and ABIGAIL M. BROWN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOE A CUMMINGS and wife, HOLLY L. S. 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. 26 on the Plan of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, Pages 339-347 and amended in Plat Book 7900, pages 888-889, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven R. Brown and Abigail M. Brown by Warranty Deed from Connie S. Latta, a single person of record in Book 11674, page 955, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 6900, page 339-347 and amended in Plat Book 7900, page 888-889, said Register's Office; (c) Restrictive covenants contained in Book 9472, page 824, Book 5349, page 921, Book 6474, page 346 and Book 6804, page 536, said Register's Office; and (d) Charter of record in Book 7120, page 125, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6637 Autumnwood Drive, Nashville, TN

(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 our hands this 23rd day of March, 2007.

Steven R. Brown

Abigail M. Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Steven R. Brown and Abigail M. Brown the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of March, 2007.

Commission expires:



Terri D. Jackson

Notary Public