This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070145

Davidson County DEEDWARR
Recvd: 05/24/07 10:16 2 pgs
Fees:13.00 Taxes:517.63
20070524-0061865

Send Tax Bills To:

SAME / New Owner

New Owner is:
Milton and Lillian Cummins
757 Tulip Grove Road #1404
Hermitage, TN 37076

MAP: 075-12-0C-010.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Timothy P. Riley and Mary B. Haas, kna, Mary B. Riley**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Milton Cummins and wife Lillian Cummins**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **757 Tulip Grove Road #1404, Hermitage, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot/Unit No. 1404, on the Plan of Resubdivision of Phase One, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 200001070002402, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy P. Riley and Mary B. Haas, both unmarried, joint tenants with right of survivorship from Linda C. Hasty f/k/a Linda C. Street and husband, Ronald A. Hasty by deed dated April 27, 2005 and recorded April 29, 2005 in Inst. No. 20050429-0047922, said Register's Office. Timothy P. Riley and Mary B. Haas purchased said property as unmarried people and since got married, Mary B. Haas is now known as Mary B. Riley.

This conveyance is subject to Restrictions of record in Book 11653, page 251; By-Laws of record in Book 11653, page 273; HOA Charter of record in Book 11653, page 249; and all matters of record on plat in Instrument No. 200001070002402, Register's Office for Davidson County.

TPR MBR
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of May, 2007.

GRANTOR(S):

Timothy P. Riley

TIMOTHY P. RILEY

Mary B. Riley

MARY B. HAAS

kna, MARY B. RILEY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Timothy P. Riley and Mary B. Haas, kna, Mary B. Riley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of May, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My Commission Expires: 10-14-2009

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$139,900.00**.

AFFIANT

SWORN TO and subscribed before me this 22nd day of May, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My commission expires: 10-14-2009