After Recording Return To:

Smith-Pitts, PLC
5210 Maryland Way, Ste. 201
Brentwood TN 37027

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Wesley Hiter & Stacey Faith
6749 Ascot Drive
Antioch, TN 37013

SEND TAX BILL TO:
SAME

TAX PARCEL ID 151-09-0-A248.00

Davidson County DEEDWARR
Recvd: 07/07/08 14:56 2 pgs
Fees:13.00 Taxes:614.20
20080707-0069896

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Clark Cummings and wife, Melissa Cummings,** has this day bargained and sold, and does hereby transfer and convey unto **Wesley Hiter and Stacey Faith, both single persons,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 248, on the Plan of the final plat of phase 3, Section 2, Long Hunter Chase, as shown on plat of record in Instrument No. 20020926-0117442, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Clark Cummings in Instrument 20070423-0047899 recorded 4/23/2007, Register's Office for Davidson County, Tennessee.

Melissa Cummings, the spouse of Clark Cummings, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Clark Cummings.

This is improved property known as **6749 Ascot Drive Antioch, TN 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No.20020926-0117442 and restrictions in Book 9430, page 251; Book 9534, Page 938 and Instrument No. 20020930-0118656,

and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18 th day of June, 2008

Clark Cummings

Melissa Cummings

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Clark Cummings and Melissa Cummings,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18 th day of June, 2008.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $166,000.00.

AFFIANT

Subscribed and sworn to before me this the 18 th day of June, 2008.

NOTARY PUBLIC

My Commission Expires: 9-19-2011

MICHELLE MANGRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY