BILL GARRETT, Davidson County
Trans: T20100040333 DEEDWARR
Recvd: 07/01/10 13:37 3 pgs
Fees: 18.00 Taxes: 2405.00
20100701-0051630

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PA
Wanda C. Sisk and James L. Sisk, Jr.		Map/Parce
120 Prospect Hill	New Owner	116-8F-120.00CO
Nashville, TN 37205		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Ave., Ste 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Cummings Family, LLC, a Tennessee Limited Liability Company,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Wanda C. Sisk and husband, James L. Sisk, Jr.,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being a certain building site being Lot No. 120 as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed by Quitclaim Deed from Tennessee Bank & Trust, Trustee of the Ann James Cummings Marital Trust under the will of Ann J. Cummings to Cummings Family, LLC, a Tennessee limited liability company as recorded on the 27th day of April, 2010 in Instrument No. 20100427-0031795; Quitclaim Deed from Tennessee Bank & Trust, Trustee of the Ann James Cummings Family Trust under the will of Ann J. Cummings to Cummings Family, LLC, a Tennessee limited liability company as recorded on the 27th day of April, 2010 in Instrument No. 20100427-0031796; Quitclaim Deed from Fifth Third Bank, Trustee of the Ann James Cummings Marital Trust under the will of Ann J. Cummings to Tennessee Bank & Trust, Trustee of the Ann James Cummings Marital Trust under the will of Ann J. Cummings as recorded on the 15th day of September, 2008 in Instrument No. 20080915-0093887; Quitclaim Deed from Fifth Third Bank, Trustee of the Ann James Cummings Family Trust under the will of Ann J. Cummings to Tennessee Bank & Trust, Trustee of the Ann James Cummings Family Trust under the will of Ann J. Cummings as recorded on the 15th day of September, 2008 in Instrument No. 20080915-0093888 and Executor's Deed from Fifth Third Bank, Executor of the Estate of Ann J. Cummings, deceased to Fifth Third Bank, Trustee of the Ann James Cummings Marital Trust under the will of Ann J. Cummings and the remaining undivided 56.1432% interest unto Fifth Third Bank, Trustee of the Ann James Cummings Family Trust under the will of Ann J. Cummings as recorded on the 20th day of September, 2007 in Instrument No. 20070920-0112604, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2010, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUGARTREE, PHASE III, as recorded in Plat Book 5050, Page(s) 67-71, amended in Book 5162, Page 632, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93 and Book 5332, Page 197, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11758, Page 466 , said Register's Office.
4. Charter of Homeowners Association, recorded in Book 5683, Page 670, said Register's Office.
5. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7061, Page 100, said Register's Office.
6. Easement for Sewer, recorded in Book 3400, Page 63, said Register's Office.

7. Conveyance of Open Space to Homeowners Association recorded in Book 5683, Page 675, said Register's Office.

This is improved property commonly known as: 120 Prospect Hill, Nashville, TN 37205

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $650,000.00

Affiant

Subscribed and sworn to before me
this 30th day of June, 2010

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 2010.

Cummings Family, LLC
By: Tamara C. Haggard
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tamara Hassard with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Cummings Family, LLC, the within named bargainor, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself/herself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of June, 2010.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY