WARRANTY DEED 16461

Davidson County DEEDWARR
Recvd: 08/30/10 14:16 3 pgs
Fees:18.00 Taxes:567.95
20100830-0068650

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$153,501.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF AUGUST, 2010.**

Notary Public

MY COMMISSION EXPIRES: **September 17, 2011.**
(AFFIX SEAL)

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel R. Combs	**SunTrust Mortgage, Inc.**	**054-13-0-021.00**
(NAME)	(NAME)	
3238 Lakeshore Drive	**401 Commerce Street, Suite 6100**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Nashville, TN 37219**	
(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, **Marilyn J. Kummer,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel R. Combs and wife Claire A. Combs**, 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:

Tract 1-Map 54-13-0-021.00: Land in Davidson County, Tennessee, being parts of Lots Nos. 14 and 15, Section 2, Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott Property known as Dupontonia, as of record in Book 843, Page 56, Register's Office for said County, more particularly described according to a copy of a survey thereof made by N. G. Jenkins, Surveyor, dated September 12, 1953, as follows: Beginning at a point, iron pin, in the center line of Pitts Avenue, 766.7 feet from the north right-of-way line of Old Hickory Boulevard; thence N 31 deg. 20' W 190 feet to an iron pin in the line between Lots Nos 14 and 15; thence with said line, N 44 deg. 20' W 48 feet to an iron pin; thence N 46 deg. 55' E 121.5 feet to an iron pin; W. M. Carter's northwest corner; thence with Carter's southwesterly line S 43 deg. 54' E 68 feet to an iron pin; continuing with said Carter's line, southeastwardly 200 feet to the center line of Pitts Avenue, the southernmost corner of the property conveyed to Willis M. Carter and wife, by deed of record in Book 1755, Page 483, said Register's Office; thence with the center line of said Avenue, S 67 deg. 00'W 110 feet to the beginning.

Tract 2-Map 54-13-0-020.00: Land lying in the Fourth Civil District of Davidson County, Tennessee, being part of Lot No. 14, Life and Casualty Subdivision, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin 248 feet from the northwesterly margin of Pitts Avenue and thence north 44 Degrees 20' west 298.5 feet to an iron pin; thence north 29 degrees 40' east 129 feet to a point; thence south 43 degrees 52' east 347 feet to an iron pin; thence south 46 degrees 55' west 121.5 feet to the point of beginning, bounded on the southwest by Barnes, on the northwest by Boyd, on the northeast by Crawford and on the southeast by Winchester.

Legal descriptions are taken from existing documents. No new survey done.

Being the same property conveyed to Marilyn J. Kummer and husband, Johnny Kummer Jr. and Guy Smith and wife, Frances L. Smith by deed being recorded 05/17/02 in Instrument 20020517-0060757, said Register's Office.

Johnny Kummer Jr. having since died.

Frances L. Smith was predeceased by Guy Smith.

Frances L. Smith having since died leaving Marilyn J. Kummer and Melony Ann Penick as the heirs as law as shown on the Affidavit of Heirship of record in ~~Book~~ ========== ~~Page~~ ==========, Register's Office for ~~Rutherford~~ Davidson County, Tennessee. Instrument No. 20100830-0068648

Said Melony Ann Penick quitclaimed her interest in the property to Marilyn J. Kummer of record in ~~Book~~ ========== ~~Page~~ ========, Register's Office for ~~Rutherford~~ Davidson County, Tennessee. Instrument No. 20100830-0068649

This instrument is executed on behalf of Marilyn J. Kummer by Melony A. Penick as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20100830-0068647, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **3238 Lakeshore Drive, Old Hickory, TN 37138**

(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 my/our hand(s) this 27th day of August, 2010.

Marilyn J. Kummer

By Melony A. Penick, Attorney-in-fact

attorney-in-fact.

State of Tennessee County of Davidson

On this 27th day of August, 2010 before me personally appeared Melony A. Penick, the person who executed the foregoing instrument on behalf of Marilyn J. Kummer, and acknowledged that she executed the same as the free act and deed of the said Marilyn J. Kummer, through Power of Attorney granted her, by the said Marilyn J. Kummer.

Notary Public

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Commission Expires:9/17/11

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-14-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY