BILL GARRETT, Davidson County
Trans:T20110028784 DEEDQC
Recvd: 05/13/11 15:21 2 pgs
Fees:12.00 Taxes:0.00
20110513-0036985

THIS INSTRUMENT PREPARED BY:
JOHN C. HESS, ATTORNEY
JOHN C. HESS, P. C.
1004 Hickory Hill Lane, Suite 9
Post Office Box 305
Hermitage, Tennessee 37076-0305
615-316-0049

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL
STEPHEN HORLICK, EXEC 757 TULIP GROVE ROAD #1404 HERMITAGE, TN 37076	MILTON CUMMINS 757 TULIP GROVE ROAD #1404 HERMITAGE, TN 37076	MAP 075-12-0C-010.00

For and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration, including love and affection and subject to a retained life estate, we, MILTON CUMMINS and wife, LILLIAN CUMMINS, have bargained and sold, and by these presents, do hereby transfer and convey their entire remaining interest to her son STEPHEN HORLICK, as Executor under her Last Will and Testament dated May 9, 2011, his successors, heirs and assigns, this certain parcel or tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot/Unit 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 Milton Cummins and wife, Lillian Cummins, from Timothy P. Riley and Mary B. Haas by warranty deed dated May 22, 2007, and recorded May 24, 2007 in Instrument Number 20070524-0061865.

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 number 20000107000242, Register's Office for Davidson County.

This is improved property known as 757 Tulip Grove Road #1404, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinance, and health department regulations that may affect the property.

~~TO HAVE AND TO HOLD said real estate, together with all improvements, appurtenances, estate, title and interest thereto belonging to the Grantee, his successors, heirs and assigns, forever~~.

~~We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.~~

Grantors hereby convey said real estate together with improvements, appurtenances, estate, title and interest to the said Grantee, his successors, heirs and assigns, insofar as the Grantors may convey said title, but no further or greater.

WITNESS my hand this 13th day of May, 2011.

Milton M. Cummins
MILTON CUMMINS

Lillian Cummins
LILLIAN CUMMINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John C. Hess, a notary public at large for the State of Tennessee, Milton Cummins and Lillian Cummins, with whom I am personally acquainted, or who proved themselves to me upon sufficient evidence, and who acknowledged that they executed the within instrument for the purpose contained therein.

Witness my had and seal this 13th day of May, 2011.

NOTARY PUBLIC
My commission expires: 05-20-2014

JOHN C. HESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $0.00

Lillian Cummins

SWORN TO AND SUBSCRIBED before me this 13th day of May, 2011.

NOTARY PUBLIC
My commission expires: 05-20-2014

JOHN C. HESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.