THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060516**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2011. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20110036591 DEEDWARR
Recvd: 06/20/11 09:16 2 pgs
Fees:13.00 Taxes:1831.50
20110620-0046900

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard F. Cummins Jr. and Mary H. Cummins 2903 Tyne Blvd Nashville, TN 37215	New Owner	Tax Parcel ID No. 13015002300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle Denzel and Dale Kenneth Johnson dba ASKK Enterprises** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard F. Cummins Jr. and wife, Mary H. Cummins** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9, HARPETH VALLEY ESTATES SECTION NO. ONE, as shown on plat of record in Plat Book 1835, Page 86, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to ASKK Enterprises by Warranty Deed from Overton Thompson, III and spouse, Robin J. Thompson, recorded on the 5th day of April, 2007 in Instrument No. 20070405-0040643, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH VALLEY ESTATES SECTION NO. ONE, as recorded in Plat Book 1835, Page(s) 86.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for 8 inch Water Main Agreement, recorded in Book 880, Page 119 and Book 2199, Page 427.

Easement for Sewer, recorded in Book 6315, Page 993.

This is unimproved property located at 2803 Tyne Blvd Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

X

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2011.

Kyle Denzel

Dale Kenneth Johnson, by Kyle Denzel his attorney in fact

Dale Kenneth Johnson, by Kyle Denzel, his attorney-in-fact

STATE OF Virginia)
COUNTY OF Charlottesville)

Personally appeared before me, a Notary Public in and for said County and State, the within named Kyle Denzel, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2011.

Notary Public

My Commission Expires: 31 JAN 2015

TENLEY CORDAY DAVENPORT CORDOVA
Notary Public
Commonwealth of Virginia
7135915
My Commission Expires Jan 31, 2015

STATE OF Virginia)
COUNTY OF Charlottesville)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kyle Denzel,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Dale Kenneth Johnson,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of June, 2011.

Notary Public

My Commission Expires: 31 Jan 2015

TENLEY CORDAY DAVENPORT CORDOVA
Notary Public
Commonwealth of Virginia
7135915
My Commission Expires Jan 31, 2015