RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120047702 DEEDWARR
Recvd: 06/28/12 10:59 2 pgs
Fees:13.00 Taxes:699.30
20120628-0056758

02-1206-47894

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2012.

Notary Public
My commission expires: 4/4/12

Address of New Owner:	Send Tax Bills to:	Tax Information
Joel M. Cummings	PrimeLending	147-06-0-114.00
4814 Milner Drive	18111 Preston Road #900	
Nashville TN 37211	Dallas, TX 75252	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MTLC Properties, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joel M. Cummings and wife, Katherine H. Cummings, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Section 1, Revised, Caldwell Hall, of record in Plat Book 2900, Pages 57, 58, & 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MTLC Properties, LLC, by deed from Fannie Mae aka Federal National Mortgage Association, dated 2/3/12, recorded 2/27/12, of record in Instrument No. 20120222-0016321, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4814 Milner Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of June, 2012.

MTLC Properties, LLC

By: Louis Catignani, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Louis Catignani, Member of MTLC Properties, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of June, 2012.

Notary Pubic
State of Tennessee at Large

My Commission expires
1/19/14

