BILL GARRETT, Davidson County
Trans:T20120049353 DEEDWARR
Recvd: 07/05/12 09:33 2 pgs
Fees:13.00 Taxes:447.70
20120705-0058836

STATE OF TENNESSEE
COUNTY OF Davidson County
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$121,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-3-2015
(AFFIX SEAL)

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph T. Simpler, Jr. & Kathryn L. Greenwold<br>1305 Presidential Trace<br>Hermitage, TN 37076 | Mortgage Investors Grp<br>8320 E. Walker Springs Ln, Ste. 200<br>Knoxville, TN 37923 | Map & Parcel 086-07-131.00 |

For and in 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, we,

**Debra A. Cummins, unmarried**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Joseph T. Simpler, Jr., an unmarried man and Kathryn L. Greenwold, an unmarried woman, as tenants in common with right of suvivorship**

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:

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Jackson's Retreat, Phase 5-A, of record in Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick B. Cummins and wife, Debra A. Cummins by Deed from Roy Digesare and wife, VaDean B. Digesare dated March 22, 1994 of record in Book 9290, Page 732, Register's Office for Davidson County, Tennessee. Property now vests in Debra A. Cummins, unmarried conveyed by Quitclaim Deed from Patrick B. Cummins dated April 28, 2011 of record in Instrument No. 20110503-0033913, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee.
2) Property is subject to Presidential Trace, a Planned Unit Development, Charter of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 5741, Page 360, Book 5745, Page 294 and Book 6482, Page 679, said Register's Office.
3) 2012 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1305 Presidential Trace, Hermitage, TN 37076**
(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 our hand(s) this 29th day of June, 2012.

Debra A. Cummins

STATE OF Tennessee
COUNTY OF Davidson County

Personally appeared before me, Debra A. Cummins, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of June, 2012.

Donna C. Pionk
NOTARY PUBLIC

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11-3-2015

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076