RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-10644

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120077673 DEEDWARR
Recvd: 10/12/12 11:00 2 pgs
Fees:13.00 Taxes:425.50
20121012-0093601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Tonya Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charity L. Cummings, a single person	Wells Fargo Bank, N.A. (NAME)	053020B001000CO ~~05302008600~~ TB
1609 A Merritt Street (ADDRESS)	121 Surburban Road, 1st (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mike Suggs, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charity L. Cummings, a single person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING UNIT A AS SET OUT IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AND BY LAWS FOR FAIRWAY VIEW TOWNHOMES, PHASE ONE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS RECORDED IN INSTRUMENT NO. 20110421-0030846, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED MIKE SUGGS BY DEED FROM ROBERT H. WALDSCHMIDT, TRUSTEE IN BANKRUPTCY FOR JASON RONALD HARRIS OF RECORD IN INSTRUMENT NO. 20101102-0087654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

CAMDEN SUGGS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MIKE SUGGS, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20121012-0093600, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1609 A Merritt Street, 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 10th day of October, 2012.

WARRANTY DEED
(Continued)

Mike Suggs by Camden Suggs
Mike Suggs

By: Camden Suggs Attorney-in-Fact
Camden Suggs, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 10th day of October, 2012, before me personally appeared Camden Suggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mike Suggs and acknowledged that such person executed the same as the free act and deed of Mike Suggs.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-3-15

RETURN TO:
Stewart Title Company
5107 Maryland Way
Brentwood, TN 37027