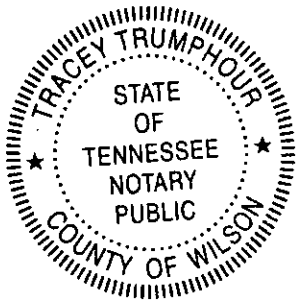
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.22013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David S Mayer	Guaranty Trust Company	075120B02700CO
(NAME)	(NAME)	
1017 Brookside Woods Boulevard	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130046293 DEEDWARR
Recvd: 06/04/13 10:23 2 pgs
Fees:13.00 Taxes:599.40

20130604-0056163

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sherry Cummings and Kerry Cummings, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David S Mayer, married**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 98, on the plan of Phase One & a Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development, of record in Plat Book 9700, Page 397, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sherry Cummings, a married woman by Deed from US Bank National Association as Trustee, dated 02/29/2008 and filed for record on 03/24/2008 in Instrument 200803240028829, Register's Office for Davidson County, Tennessee.
Kerry Cummings joins in this conveyance to convey any and all rights he may have in this property.

All matters as set forth per Plat Book 9700, Page 362, Plat Book 9700, Page 397, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10444, Page 213, as amended of record in Book 11453, Page 900 and Book 11103, Page 156, said Register's Office.
Easement of record in Book 5609, Page 627, said Register's Office.
Deed of Conveyance of record in Book 11497, Page 577, said Register's Office.
Charter of record in Book 10451, Page 506, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 11450, Page 112, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1017 Brookside Woods Boulevard, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hands this 31st day of May, 2013.

Sherry Cummings

Kerry Cummings

State of Tennessee
County of Wilson

Personally appeared before me Sherry Cummings and Kerry Cummings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2013.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122