WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/13 13:14 3 pgs
Fees:18.00 Taxes:617.90
20130618-0062197

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2013

Notary Public

MY COMMISSION EXPIRES: 6-5-16
(AFFIX SEAL)

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryant A. Cummings	Magna Bank Home Loans	171-02-0A
(NAME)	(NAME)	(MAP)
244 Glenstone Circle	206 A Cool Springs Blvd.	095.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Austin L. Greer, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Bryant A. Cummings, unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 95 of Phase 3B, Brentwood, Villa, a Condominium, a Horizontal Property Regime, located in Brentwood, TN, as shown on the plat of Phase 3B, Brentwood, Villa, Condominium apartments, recorded in Book 6900, page 4 as amended in Book 6900, page 329, said Register's Office, and described in a Master Deed recorded in Book 6923, page 943 as amended in Book 7035, page 115, Book 7101, page 730 as re-recorded in Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of, Condominium Apartments contained in the Master Deed recorded in Book 6923, page 943 as amended in Book 7035, page 115, Book 7101, page 730 as re-recorded in Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, and By-Laws appended thereto and amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Austin L. Greer by Warranty Deed from Gina M. Paoli, unmarried of record at Instrument No. 20100401-0024564, dated March 29, 2010 and recorded on April 01, 2010, in the Register's Office for Davidson County, Tennessee.

Being also known as 244 Glenstone Circle, Brentwood, TN 37027

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 244 Glenstone Circle, Brentwood, Tennessee 37027

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 14th day of June, 2013.

Austin L. Greer

Ellie Rebecca Greer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Austin L. Greer and Ellie Rebecca Greer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of June, 2013.

Notary Public

My Commission Expires: 9/23/13

True Copy Certification

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY