BILL GARRETT, Davidson County
Trans:T20130071449 DEEDWARR
Recvd: 08/19/13 14:37 2 pgs
Fees:13.00 Taxes:414.40

20130819-0087122

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
ROBERT E. CUMMINGS MARSHA CUMMINGS 74 Rolling Meadows Drive Goodlettsville, TN 37072	Same	033-04-0A-074

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD S. MYKITTA,** has this day bargained and sold, and does hereby transfer and convey unto the said **ROBERT E. CUMMINGS and wife, MARSHA CUMMINGS,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled Rolling Meadows, Phase One, Section 10, of record as Plat Book 9700, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LENA MYKITTA, by deed from DIMPLE MILLER, of record as Instrument No. 20050401-0035707, dated March 31, 2005, said Register's Office. The said Lena Mykitta having since died on or about April 5, 2013, leaving a Last Will and Testament which was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 13P711. Said Will devised the subject property to Richard S. Mykitta.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $112,000.00.

Subscribed and sworn to before me, this 13 day of August, 2013.
My Commission Expires: 3/8/16

Robert E. Cummings
Affiant

Judy Callis
Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property known as 74 Rolling Meadows Drive, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 28th day of June, 2013.

RICHARD S. MYKITTA

PROVINCE
~~STATE~~ OF ALBERTA
~~COUNTY~~ OF CALGARY
CITY

Personally appeared before me, David J. Stanford, a Notary Public in and for said County and State, **RICHARD S. MYKITTA**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Calgary, Alberta this the 28th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: My Commission does not expire.

DAVID J. STANFORD
BARRISTER & SOLICITOR