This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130078139 DEEDWARR
Recvd: 09/10/13 08:50 3 pgs
Fees:18.00 Taxes:514.30
20130910-0095261

ADDRESS NEW OWNER:
Quistina A. Ursery
2113 Laguna Bay
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Peoples Home Equity, Inc
5205 Maryland Way, Suite 100
Brentwood, TN 37027

MAP	**052-08**
GROUP	**A**
PARCEL	**09.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marchioness D. Sims-Cummings, and husband Robert C. Cummings,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Quistina A. Ursery and husband Calvin McMillan,** hereinafter called the GRANTEE, her/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. 9 on the Plan of Heron Walk, Phase I, Section 1, of record in Plat Book 9700, page 173, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Marchioness D. Sims by deed from James W. Larkin, III and Jeff W. Larkin, both unmarried, dated 7/23/99 and recorded 8/31/99 of record in Book 11641, page 758, Register's Office for Davidson County, Tennessee. Marchioness D. Sims has since married Robert C. Cummings and now goes by Marchioness D. Sims-Cummings. Marchioness D. Sims, Marchioness D. Cummings and Marchioness D. Sims-Cummings are one and the same person.

Robert C. Cummings, spouse of Marchioness D. Sims-Cummings, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the referenced property, now or hereafter.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **2113 Laguna Bay, Madison, Tennessee 37115.**

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, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her/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 hand this the **5th** day of **September, 2013.**

Marchioness D. Sims-Cummings

Robert C. Cummings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marchioness D. Sims-Cummings and husband, Robert C. Cummings**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of September, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $139,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of September, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE