Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County	DEEDWARR
Recvd: 01/15/14 15:09	3 pgs
Fees:18.00 Taxes:166.50	
20140115-0004246	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2014.

Notary Public
My commission expires: 2/23/17

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael J. Reff	Same	148/226 & 227
303 Pennystone Cr.		
Franklin, TN 37067		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Cummings Court Partnership 2, a General Partnership hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Michael J. Reff, married hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots No. 2 and 3 of Antioch Business Park Section 3 of record in Book 7900 Page 100 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Cummings Court, LLC by deed from LM Company, Melanie M. Hirt, Deborah M. Woofman of record in Book 11280 Page 774 Register's Office for Davidson County, Tennessee. Cummings Court LLC having been merged into Cummings Court Partnership 2, a General Partnership.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Antioch Business Park Section Three of record in Book 7900 Page 100 Register's Office for Davidson County, Tennessee 3) Easement for the flow of Mill Creek 4) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20021024-0130489 5) Sewer easement of record in Book 4591 Page 406

This property is improved property known as 0 Cummings Court, Antioch, Tennessee 37013

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 14 day of January, 2014.

Cummings Court Partnership 2, a General Partnership

BY: Douglas L. Hirt

Douglas L. Hirt, Managing General Agent

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Douglas L. Hirt, with whom I am personally acquainted, and who acknowledged themselves to be the Managing General Agent of Cummings Court Partnership 2, a General Partnership and as such Managing General Agent being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Cummings Court Partnership 2, a General Partnership.

Witness my hand, at Brentwood, Tennessee, this 14 day of January, 2014.

Notary Public

My Commission expires: 1/6/15

FILE NO: 07982

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 6, 2015

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

