WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140010421 DEEDWARR
Recvd: 02/13/14 09:39 2 pgs
Fees:13.00 Taxes:491.73
20140213-0012707

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Blvd., #2100, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Cummings	People's Home Equity, Inc.	018-12-0A-038.00-CO
(NAME)	(NAME) 150 N. Seven Oaks	
331 Dorr Drive	~~2685 North Mount Juliet Rd.~~	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	~~Mount Juliet, TN, 37122~~ Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jenny Leigh McCarter f/k/a Jenny Leigh Woodard, joined by her spouse, Cody McCarter**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harold Cummings, an unmarried man**, hereinafter called the Grantees, 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. 38 on the Final Plan of Section One, Emerald Cove, a Planned Unit Development of record in Plat Book 6900, pages 629-631, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jenny Leigh Woodard, an unmarried person by Warranty Deed from Sue Ann Arnett, an unmarried person dated August 28, 2009, of record in Instrument No. 20090908-0084232, Register's Office for Davidson County, Tennessee.

Cody McCarter hereby joins in this conveyance for the sole purpose of conveying any and all marital rights he may have in and to the above described property by virtue of his marriage to Jenny Leigh McCarter f/k/a Jenny Leigh Woodard.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 331 Dorr Drive, Goodlettsville, TN 37072

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, has 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 our hands this 10th day of February, 2014

Jenny Leigh McCarter

Cody McCarter

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Jenny Leigh McCarter and Cody McCarter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of February, 2014

Notary Public

My commission expires: 3/15/15

