Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1146

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
J. David Valle Castillo Esminda Valle Mercado 517 McMurray Drive Nashville, TN 37211	NEW OWNER	161-03-0-105.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$109,000.00**

BILL GARRETT, Davidson County
Trans:T20140019830 DEEDWARR
Recvd: 03/25/14 12:17 2 pgs
Fees:13.00 Taxes:403.30
20140325-0024431

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2014.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: SEP 2 0 2016
(Affix Seal)

EXECUTOR'S DEED

KNOW ALL MEN BY THE PRESENTS that **Lane Willie, Executrix of the Estate of Jerry Lynn Cumming, deceased,** for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, to complete the distribution and closing of the Jerry L. Cummings Estate, having been duly admitted to probate in Davidson County, Case No. 14P55, has bargained and sold, and by these presents do transfer and convey unto **J. David Valle Castillo, a married man and Esminda Valle Mercado, an unmarried woman,** their heirs and assigns, all the estate's right, title and interest to certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 28 on the Plan of McMurray Meadows, Section 2, of record in Plat Book 4955, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Jerry L. Cummings and wife, Doris H. Cummings by Warranty Deed from Earnest Edward Manning and wife, Donna Faye Manning, dated June 21, 1988, recorded June 22, 1988, of record in Book 7580, page 816, Register's Office for Davidson County, Tennessee. Doris H. Cummings having since died on October 25, 2003, leaving property vested to Jerry L. Cummings, as surviving tenant by the entirety. Jerry L. Cummings a/k/a Jerry Lynn Cummings having since died testate on December 10, 2013.

This is improved property located at: **517 McMurray Drive, Nashville, TN 37211**

This conveyance is made subject to: (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying its prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) All matters on the plan of the Plan of McMurray Meadows, Section 2, as of record in Book 4955, page 58, Register's Office for Davidson County, Tennessee,(3) utility, sewer, drainage and other easements of record, (4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 5104, page 793, Register's Office for Davidson County, Tennessee, (5) building restrictions, and (6) other matters of public record.

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, its heirs, successors and assigns forever; and GRANTOR does covenant with said GRANTEE 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;

Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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 our hands on the **20th** day of **March, 2014**.

Estate of Jerry Lynn Cummings

By: Lane H. Willie
Lane Willie, Executrix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lane Willie, Executrix of the Estate of Jerry Lynn Cummings under Probate Case No. 14P55** in the Probate Court for Davidson County, Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be authorized by the Court to make the transfer, and who acknowledged the she executed this instrument for the purposes contained therein.

Witness my hand and Official Seal this the **20th** day of **March, 2014**.

C M Corriveau

Notary Public

My Commission Expires:

