39B

This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20140024736 DEEDWARR
Recvd: 04/11/14 13:34 3 pgs
Fees:18.00 Taxes:1350.50
20140411-0030586

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christopher R. Cummings and Taylor Moad Cummings, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Steve Stephen Lamphere Beckham and Madera Dickerson Beckham, husband and wife,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Greenway Glen Subdivision, of record in Instrument No. 20090127-0007125, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Christopher R. Cummings and Taylor Moad, both unmarried as joint tenants with the right of survivorship by Warranty Deed dated 03/28/2013 from Hauco, LLC, a Tennessee limited liability company of record in Instrument 201304010031074, Register's Office for Davidson County, Tennessee.

Christopher R. Cummings and Taylor Moad Cummings, formerly known as Taylor Moad, are now married.

Map & Parcel: 103070A00500CO

This property is known as: **429 Greenway Glen Way, Nashville, TN 37209**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 31st day of March, 2014.

Christopher R. Cummings **-Grantor**

Taylor Moad Cummings **-Grantor**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher R. Cummings and Taylor Moad Cummings, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 12/27/16

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Steve Beckham and Madera Beckham	**Cornerstone Home Lending, Inc.**
429 Greenway Glen Way	**1177 West Loop South #200**
Nashville, TN 37209	**Houston, TX 77027**

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$365,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 7 day of ~~March~~ April, 2014.

(Seal)

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Affiant

Notary Public

My commission expires:

11-3-15