BILL GARRETT, Davidson County
Trans:T20140039632 DEEDWARR
Recvd: 06/05/14 10:52 2 pgs
Fees:13.00 Taxes:1072.63
20140605-0048913

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $289,900.00. Affiant Subscribed and sworn to before me, this the 2nd day of June, 2014. Notary Public My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael W. Cummins Susan M. Cummins		
1920 Adelicia St., #501	New Owner	092-16-0-E-028.00CO
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HEATHER M. BARKSDALE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL W. CUMMINS AND SUSAN M. CUMMINS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 501, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 30, which is assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed, as amended. Being the same property conveyed to Heather M. Barksdale, unmarried, from Lucy M. Barksdale, unmarried, by Quitclaim Deed of record in Instrument No. 20140605-0048912 dated May 30, 2014 and recorded on June 5, 2014.
Being the same property conveyed to Heather M. Barksdale and Lucy M. Barksdale, as joint tenants with right of survivorship by deed from Todd D. Olsen, an unmarried man, of record in Instrument No. 20091123-0107746, Register's Office for Davidson County, Tennessee, dated November 20, 2009 and recorded on November 23, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1920 Adelicia St., #501, Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2014.

Heather M. Barksdale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Heather M. Barksdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2014.

Notary Public