WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082119 DEEDWARR
Recvd: 10/31/14 09:59 2 pgs
Fees:13.00 Taxes:758.50
20141031-0100467

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Robert C. Cummings, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert C. Cummings, Sr.		Parcel ID:
6100 Blue Hole Court	GMES, LLC 7389 Florida Blvd.; Ste 200A	173040B01600
Antioch, TN 37013	Baton Rouge, LA 70806	

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, we

Ronald Phillip Brown, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert C. Cummings, Sr. and wife, Marchioness D. Cummings
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. 16 on the Final Plat of Blue Hole Pointe, a Cluster Lot Development, of record as Instrument 20060531-0063584, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ronald Phillip Brown by deed from Peoples State Bank of Commerce, of record in Instrument 20140806-0070900, dated July 30, 2014, Register's Office for said County. See also previous deed of record in Instrument 20101115-0091149, dated November 12, 2010, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20061212-0153449, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20060531-0063584, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6100 Blue Hole Court, Antioch, TN 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 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, have 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 my hand this 30th day of October, 2014.

Ronald Phillip Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Phillip Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2014.

My Commission Expires: 8/23/16

Notary Public

