WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150034155 DEEDWARR
Recvd: 05/04/15 16:05 2 pgs
Fees:13.00 Taxes:580.90
20150504-0040466

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

REGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison Marie Woods	Guaranty Trust	134-01-0-22.00
(NAME)	(NAME)	
3506 McGavock Pike	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro TN. 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Neil C. Cumming, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Allison Marie Woods . an unmarried woman,** 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 plan of Curreywood Acres, Section I, of record in Book 2133, Pages 109 and 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 175 feet on the westerly side of McGavock Pike and runs back 181.3 feet on the northerly line and 253.5 feet on the southerly line to a dead line measuring 197.7 feet thereon.

BEING the same property conveyed to Neil C. Cumming, an unmarried man, by Warranty Deed from Bruce C. Cullom, Jr. and Leanne Russell Cullom, married, dated 5/15/07 and recorded 5/24/07 in Instrument Number 20070524-0062045, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the plan of Curreywood Acres, Section I, of record in Book 2133, Pages 109 and 110, Register's Office for Davidson County, Tennessee. Subject to Drainage Easement of record in Book 4868, Page 22, Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Storm Drainage Easement in Book 5232, Page 653, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 3506 McGavock Pike, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 30th day of April, 2015.

Neil C. Cumming

State of Tennessee
County of Williamson

Personally appeared before me Neil C. Cumming, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2015.

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public
My Commission Expires: 7-30-17

File No.: 9445