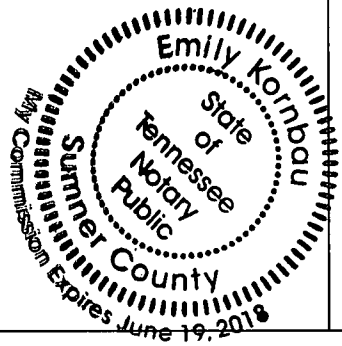
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jared Jackson Cummings | New Owner | |
| (NAME) | (NAME) | |
| 1030 9th Avenue North | | 82-13-A 24 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **TRACIE DIANE BEARDEN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARED JACKSON 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 Unit No. C-6 on the Plan of Row 8.9 Condominiums as shown on plat of Resubdivision of Lot 1 of the Resubdivision of a portion of Lots No. 5 and 93 of Balch & Whiteside's Addition to Nashville, of record in Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee, and described in the Master Deed and Bylaws of record in Instrument No. 20011121-0128062, amended in Instrument No. 20021212-6153656, said Register's Office, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tracie Diane Bearden by deed from Alex Petrounov and Susannah R. Petrounov, of record in Instrument No. 20101019-0083594, Register's Office for Davidson County, Tennessee.

Scott Eric Enright joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 9183, page 130, Book 11625, page 280, Instrument No. 20020425-0051069 and Instrument No. 20020718-0086526, said Register's Office; (c) Master Deed and Bylaws of record in Instrument No. 20011121-0128062, Instrument No. 20021212-0153656 and Instrument No. 20110419-0030186, said Register's Office; and (d) easement of record in Book 6120, page 475, said Register's Office.

unimproved
This is improved x property, known as 1030 9th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address)

BILL GARRETT, Davidson County
Trans:T20150045545 DEEDWARR
Recvd: 06/10/15 08:18 2 pgs
Fees:13.00 Taxes:995.30
20150610-0054427

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 4th day of June, 2015.

TRACIE DIANE BEARDEN

Scott Eric Enright

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 Tracie Diane Bearden and Scott Eric Enright, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of June, 2015.

Commission expires: 11/3/15

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOV 3 2015