WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150045708 DEEDWARR
Recvd: 06/10/15 10:30 2 pgs
Fees: 13.00 Taxes: 592.00
20150610-0054671

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

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
Jasmin Cummings	New Owner	086-10-0-B-138.00 CO
(NAME)	(NAME)	
138 Noel Cove Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Jillian A. Webb, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jasmin 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:

*a single woman and Nina Cummings, married woman

Land in Davidson County, Tennessee, being Unit No. 138, on the Plan of Noel Cove Townhomes, of record in Instrument No. 20030924-0141428, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jillian A. Webb, unmarried, by deed of record in Instrument Number 20070828-0102908, Register's Office for County, Tennessee.

Subject to all matters as shown on the Plan of Noel Cove Townhomes, of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee. Easement of record in Book 4419, Page 227, Book 11242, Page 727, and Instrument No. 20030617-0083356, Register's Office for Davidson County, Tennessee. Charter of Noel Cove Homeowners Association of record in Instrument No. 20030812-0115541, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 138 Noel Cove Circle, Hermitage, TN 37076
(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 4th day of June, 2015.

Jillian A. Webb

State of Tennessee
County of Williamson

Personally appeared before me Jillian A. Webb, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of June, 2015.

Notary Public
My Commission Expires: 7-30-17

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

File No.: 9510