WARRANTY DEED

RT15-3028

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Courtney Lynn Groennert
Affiant

Subscribed and sworn to before me, this 23rd DAY OF October, 2015

Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Lynn Groennert	Courtney Lynn Groennert	
3028 Harpeth Springs Drive (ADDRESS)	3028 Harpeth Springs Drive (NAME) (ADDRESS)	
Nashville, TN 37221-2339 (CITY) (STATE) (ZIP)	Nashville, TN 37221-2339 (CITY) (STATE) (ZIP)	141-06-0C-042.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN WALTER CUMMINGS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COURTNEY LYNN GROENNERT, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 36 on the Plan of Final Plat of Riverbridge Community, Phase 1A of record in Plat at Instrument No. 20030213-0019997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Walter Cummings by Warranty deed from Sarah T. Cox, now Pry, married of record in Instrument No. 20060531-0063555 Register's Office for Davidson County, Tennessee, dated May 18, 2006 and recorded on May 31, 2006.

Steven Walter Cummings and Steven Cummings is one and the same person.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20030213-0019997, Instrument Number 20020709-0082561, Instrument Number 20030205-0016044, amended in Instrument Number 20030806-0111893, Instrument Number 20030303-0027396, Instrument Number 20090317-0023975 and Instrument Number 20100330-0023630, Instrument Number 20030218-0020999, Instrument Number 20030218-0020998, Instrument Number 20030303-0027395, Instrument No. 20020709-0082561 and Instrument No. 20030806-0111892, Instrument No. 20020912-0110994, Book 7601, Page 415, Instrument Number 20021217-0155374, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3028 Harpeth Springs Drive, Nashville, Tennessee 37221-2339
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 10/26/15 11:51 3 pgs
Fees:18.00 Taxes:839.90
20151026-0108533

Witness my/our hand(s) this 23rd day of October, 2015.

Steven Walter Cummings

STATE OF Tennessee
COUNTY OF Davidson

On this the ~~16th~~ 23rd day of October, 2015, before me personally appeared Steven Walter Cummings to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~16th~~ 23rd day of October, 2015.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/3/19

