WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 2-25-19

STATE OF
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Landry Humphries	Civic Bank and Trust	091020327.00
(NAME)	(NAME)	
6202 Louisiana Avenue	215 Centerview Drive S-105	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Byron Gregory Cummings, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Landry Humphries and Daniel Windsor, 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 3 of Block 11 of Cherokee Park Subdivision of record in Plan Book 161, Page 75 Register's Office for Davidson County, .

Said Lot No 3 fronts 50 feet on the northerly side of Louisiana Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Byron Gregory Cummings from The Cirrincione Family Revocable Living Trust, dated 06/05/2015, of record in as Instrument No 201506080053495, said Register's Office.

This is property known as 6202 A Louisiana Avenue Nashville TN 37209 and 6202 B Louisiana Ave Nashville, TN 37209

This is not the primary residence of the owner or his spouse.

BILL GARRETT, Davidson County
Trans:T20150100296 DEEDWARR
Recvd: 11/25/15 09:52 2 pgs
Fees:13.00 Taxes:703.00
20151125-0119545

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	6202 Louisiana Avenue Nashville TN 37209				
		(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 our hands this 13 day of Nov, 2015.

BGC

Byron Gregory Cummings

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Byron Gregory Cummings with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of Nov 2015.

Notary Public

My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018