BILL GARRETT, Davidson County
Trans:T20160011272 DEEDQC
Recvd: 02/10/16 10:50 2 pgs
Fees:12.00 Taxes:0.00
20160210-0012840

This instrument prepared by:
John C. Hess, Attorney
\1004 Hickory Hill Lane Suite 9
Post Office Box 305
Hermitage, Tennessee 37076-0305
(615) 316-0049

Address of new owner	Send tax bills to	Map/Parcel
Lillian & Milton Cummins 757 Tulip Grove Road #1404 Hermitage, TN 37076	Same	075-12-0C-010.00

QUITCLAIM DEED

For consideration of the sum of one dollar ($1.00) and other good and valuable consideration, including love and affection, the receipt and sufficiency whereof is hereby acknowledged, the undersigned LILLIAN CUMMINS hereby transfers and conveys by quit claim to JOHN C. HESS, Trustee, for the sole purpose of transfer and reconveying by quitclaim such property to MILTON CUMMINS and wife, LILLIAN CUMMINS, as tenants by the entireties with right of survivorship in and to the following tract of land:

> Land in Davidson County, Tennessee, being Lot/Unit 1404, on the Plan of Resubdivision of Phase One, Brookside Park Townhomes, a horizontal Property Regime with Private Elements, of record in Instrument 200001070002402, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed from STEPHEN HORLICK, by Quitclaim Deed to LILLIAN CUMMINS dated January 29, 2016, recorded as Instrument No. 20160202-0009895, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to Restrictions of record in Book 11653, page 251; By-Laws of record in Book 11653, page 273; HOA Charter of Record in Book 11653, page 249; and all matters of record on Plat in Instrument 20000107000242, Register's Office for Davidson County, Tennessee and the Deed of Trust in favor of State Farm Mortgage.

This is improved property known as 757 Tulip Grove Road #1404, Hermitage, TN 37076.

Witness my hand this 10th day of February, 2016.

Lillian Cummins
LILLIAN CUMMINS

JOHN C. HESS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, the within named LILLIAN CUMMINS and JOHN C. HESS, TRUSTEE, the bargainors, with whom I am personally acquainted, or who proved themselves 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 Hermitage this 10th day of February, 2016.

Sandra E. Hess
NOTARY PUBLIC
My commission expires: May 3, 2016
SEAL

SANDRA E. HESS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Subscribed and sworn to before me this 10th day of Feb, 2016.

Sandra E. Hess
NOTARY PUBLIC AT LARGE FOR TENNESSEE
My commission expires: May 3, 2016

SANDRA E. HESS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.