Davidson County DEEDWARR
Recvd: 03/11/16 10:47 3 pgs
Fees:18.00 Taxes:906.13
20160311-0023447

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd.
Suite 600
Franklin, TN 37067
File #: TNP167566

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $244,900.00.

Affiant

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

Notary Public
My commission expires: 10/18/16

Address of New Owner:	Send Tax Bills to:	Tax Information
Emmanuel Cummings	Quicken Loans	~~181-100.00~~
7404 Stecoah Street	1050 Woodward Ave.	181-B-B-0-A-122.00-Co
Antioch, TN 37013	Detroit, MI 48226-1906	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Walter Nunez, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emmanuel Cummings, a single man and Caitlin Braden, a single woman, as tenants in common with rights of survivorship,** hereinafter called the Grantees, their successors 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. 122 on the plat of Indian Creek Estates, Section 5, a planned unit development, of record in instrument No. 20030424-0055115, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Walter Nunez by cash deed from the Secretary of Housing and Urban Development, of Washington, DC, dated 4/25/2008, recorded 04/30/2008, in Instrument No. 20080430-0043970, consideration of $172,000.00, Davidson County Register's office, Tennessee.

The spouse of the grantor hereby joins in this conveyance to convey any marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7404 Stecoah Street, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of March, 2016.

Walter Nunez

Reina Nunez

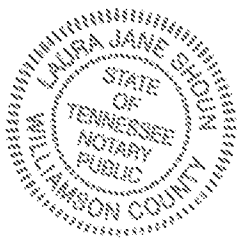
STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Walter Nunez and Reina Nunez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 10th day of March, 2016.

State of Tennessee at Large

My Commission expires: 6/26/2016



When recorded, please return to
Realty Title and Escrow Co., Inc.
206 A Cool Springs Blvd #106
Franklin, TN 37067

True Copy Certification

I, Deborah K. Devine, 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 herewith 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, Nancy Schneider, a notary public for this county and state, Deborah K. Devine, 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:

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019