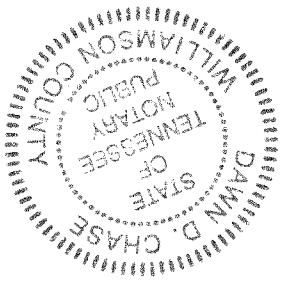
Davidson County	DEEDWARR
Recvd: 06/15/16 09:13	2 pgs
Fees:13.00 Taxes:669.70	
20160615-0060430	

WARRANTY DEED



161545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of June 2016

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nicholas K. Whittington	Caliber Home Loans, Inc.	160 14 0B 170.00
(NAME)	(NAME)	
5874 Brentwood Trace, #5874	3701 Regent Boulevard, Ste.180	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-One Thousand And No/100 Dollars ($181,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher F. Cummings and Anna C. Cummings, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicholas K. Whittington, a single man**, 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:

Real Property in the City of Brentwood, County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5874 in the 2nd Revision of Brentwood Trace Condominiums, a horizontal property regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown of record in Book 5200, Page 621, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Anna C. Davis, a single person by Warranty Deed from Josh Cartwright, unmarried dated May 15, 2008 and recorded May 20, 2008 as Instrument No. 20080520-0051629, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Anna C. Cummings and Christopher F. Cummings, a husband and wife as joint tenants by Quitclaim Deed from Anna C. Cummings, who acquired title as Anna C. Davis, Single person dated September 04, 2012 and recorded September 19, 2012 as Instrument No. 20120919-0085114, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-161545FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5874 Brentwood Trace, #5874, Brentwood, TN 37027

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, has 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 10th day of June, 2016.

Christopher F. Cummings

Anna C. Cummings

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christopher F. Cummings and Anna C. Cummings, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

WILLIAMSON COUNTY DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC

File Number: FRN-161545FC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018