28577-8 Box 14

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0280

Map-Parcel No. 186-04-0A-464.00 CO

BILL GARRETT, Davidson County
Trans:T20160061152 DEEDWARR
Recvd: 07/18/16 08:53 2 pgs
Fees:13.00 Taxes:1443.00
20160718-0073236

Property Address:
9116 Macauley Lane, Nolensville, TN 37135

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
Fifth Third Bank
P. O. Box 630170
Cincinnati, OH 45263

Grantees' Name, Address:
WILLIAM T. EVANS, IV and MARY C. EVANS
9116 Macauley Lane
Nolensville, TN 37135

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JAY DONOVAN CUMMINGS, unmarried**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **WILLIAM T. EVANS, IV and MARY C. EVANS, husband and wife,** hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 464 on the Final Plat of Burkitt Place, Phase 2K, Section 1, plat of record in plat of record in Instrument 20131002-0103400, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to JAY DONOVAN CUMMINGS by Warranty Deed from DREES PREMIER HOMES, INC., by deed dated 10/03/2014, and recorded on 10/06/2014, of record in Instrument No. 20141006-0092292, Register's Office for Davidson County, Tennessee.

This is improved property known as, 9116 Macauley Lane, Nolensville, TN 37135.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Instrument No. 20131002-0103400, Register's Office for Davidson County, Tennessee.
3. All matters on the Boundary Plat in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Instrument No. 20070207-0016043, Instrument No. 20070208-0016738, Instrument No. 20120106-0001500, and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement as contained in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.

6. Inspection and Maintenance Agreement as contained in Instrument No. 20070724-0087659, Register's Office for Davidson County, Tennessee.

7. Sanitary Sewers and/or Storm Drainage Agreement as contained in Book 20070724-0087694, Register's Office for Davidson County, Tennessee.

8. Easement Agreement as contained in Book 20050816-0096915, and Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

9. Right-of-way easement as contained in Instrument No. 20060607-0067534, and in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.

10. Sewer easement as contained in Instrument No. 20050908-0108101, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 15th day of July, 2016.

JAY DONOVAN CUMMINGS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **JAY DONOVAN CUMMINGS**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 15th day of July, 2016.

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$390,000.00 .**

Affiant

SWORN TO and subscribed before me on this 15th day of July, 2016.

Notary Public

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 5-8-18