THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

BILL GARRETT, Davidson County
Trans:T20160085858 DEEDWARR
Recvd: 09/29/16 15:45 3 pgs
Fees:17.00 Taxes:0.00
20160929-0102955

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

RICHARD FENNER CUMMINS, JR., as Trustee,

Affiant

Subscribed and sworn to before me,
This 19th day of September, 2016.

SUSAN SCHWAB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public
My Commission Expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Parcel ID Number:
Richard Fenner Cummins, Jr., Trustee of the Richard Fenner Cummins, Jr. Revocable Trust u/a dated September 19, 2016; and Mary Harless Cummins, Trustee of the Mary Harless Cummins Revocable Trust u/a dated September 19, 2016 2803 Tyne Boulevard Nashville, TN 37215	SAME	13015002300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **Richard F. Cummins, Jr. and wife, Mary H. Cummins** (collectively, "Grantor"),

have bargained and sold, and by these presents do transfer and convey a fifty percent (50%) undivided interest in certain real property located in Davidson County, Tennessee, more particularly described below, unto **Richard Fenner Cummins, Jr., as Trustee of the Richard Fenner Cummins, Jr. Revocable Trust u/a dated September 19, 2016,** and the other fifty (50%) undivided interest in such property unto **Mary Harless Cummins, as Trustee of the Mary Harless Cummins Revocable Trust u/a dated September 19, 2016,** their successors and assigns (collectively, "Grantee"). The property thus transferred is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 9, HARPETH VALLEY ESTATES SECTION NO. ONE, as shown on plat of record in Plat Book 1835, Page 86, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH VALLEY ESTATES SECTION NO. ONE, as recorded in Plat Book 1835, Page(s) 86. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records. Easement for 8 inch Water Main Agreement recorded in Book 880, Page 119 and Book 2199, Page 427. Easement for Sewer, recorded in Book 6315, Page 993.
>
> Being the same property conveyed to Richard F. Cummins, Jr. and wife, Mary H. Cummins, by Warranty Deed from Kyle Denzel and Dale Kenneth Johnson dba ASKK Enterprises dated June 15, 2011, of record as Instrument No. 20110620-0046900, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 2803 Tyne Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

WITNESS my hand this 19th day of September, 2016.

RICHARD F. CUMMINS, JR.

MARY H. CUMMINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD F. CUMMINS, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 19th day of September, 2016.

Notary Public
My Commission Expires: _____

SUSAN SCHWAB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY H. CUMMINS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 19th day of September, 2016.

Notary Public
My Commission Expires: _____

SUSAN SCHWAB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017