WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160089020 DEEDWARR
Recvd: 10/10/16 11:24 2 pgs
Fees:13.00 Taxes:370.00
20161010-0106854

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

ERNEST D. BENNETT, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hayes E. Baker III	New Owner	72-15-46.00
(NAME)	(NAME)	
1620 Westland dr		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tommie Cummings,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hayes E. Baker III,** 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:

Being Lot 31 in Burns Subdivision of Maxey's Addition to Brownsville in the 18th Civil District of Davidson County Tennessee now the 11th Civil District, for plan of said subdivision see Book No. 161, Page 98, in the Register's Office of Davidson County, Tennesee.
The Said lot fronts 50 Feet on the west side of Burns Avenue and extends back between parrellel lines to an alley

Being the same property conveyed to Tommie Cummings, by Quitclaim Deed from John Robert Cummings and wife Annie Cummings, filed for record on August 24, 2007 as Instrument # 20070824-0101416, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2114 A Burns Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hands this 7th day of October, 2016.

Tommie Cummings

State of Tennessee
County of

Personally appeared before me Tommie Cummings, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of October, 2016.

Notary Public
My Commission Expires: 7/8/19

File No.: 37193

