WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 6-30-2019

(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy James Cummings Sr. and Vickie Lee Cummings	SAME	155-08-0C-210.00
(NAME)	(NAME)	
6904 Collinswood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160103710 DEEDWARR
Recvd: 11/23/16 11:00 2 pgs
Fees:13.00 Taxes:1406.00
20161123-0123732

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, We, **Kyle Dorris and Elizabeth O. Dorris, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy James Cummings Sr. and Vickie Lee Cummings, husband and wife** 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:

LAND in Davidson County, Tennessee, being Lot No. 210, on the Plan of Poplar Creek Estates, Phase 2, as of record in Book 6900, Pages 339 through 347, and amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Elizabeth O. Lewis and husband, Kyle Dorris by Warranty Deed from Walter Overton and wife, Laura Overton, dated 11/29/10 and recorded 12/6/10 in Instrument Number 20101206-0097094, Register's Office for Davidson County, Tennessee.

Elizabeth O. Dorris and Elizabeth O. Lewis being one and the same person.

unimproved ☐

This is improved ☑ property, known as 6904 Collinswood Drive, Nashville, TN 37221
(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 18th day of November, 2016.

Kyle Dorris

Elizabeth O. Dorris

State of Tennessee
County of Sumner

Personally appeared before me Kyle Dorris and Elizabeth O. Dorris, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of November, 2016.

Notary Public
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

File No.: 162580