NEW OWNER:

Brian G. Foster
1025 Nunnery Lane
Nashville 37221

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-1110

Map 095 Group 05-0 Parcel 003.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160113629 DEEDWARR
Recvd: 12/27/16 13:06 3 pgs
Fees:18.00 Taxes:421.80
20161227-0135585

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fourteen Thousand and 00/100 Dollars** ($**114,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **RAMONA CUMMINGS AND TAMELA CUMMINGS PETROSSIAN, HEIRS OF JAMES BROWN CUMMINGS ESTATE** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **BRIAN G. FOSTER, A MARRIED MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 55 on the plan of Dahlia Gardens, as of record in Plat Book 2663, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James B. Cummings and wife Nadine Cummings, by Warranty Deed from Roy F. West and wife, Helen E. West, dated March 15, 1972, and of record in Book 4584, Page 985, Register's Office for Davidson County, Tennessee. Nadine Cummings deceased on September 27, 2008, leaving James B. Cummings as sole surviving tenant by the entirety. James B. Cummings was also known as James Brown Cummings. James Brown Cummings

deceased on July 12, 2016. Under the Will of James Brown Cummings the property was devised to Ramona Cummings and Tamela Lynn Cummings. See Probate Case No. 16P2025 of record in the Circuit Court of Davidson County, Tennessee.

This is IMPROVED property known as 1910 Dahlia Circle, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 20th day of **December, 2016**.

RAMONA CUMMINGS, heir of the Estate of James Brown Cummings

TAMELA CUMMINGS PETROSSIAN, heir of the Estate of James Brown Cummings

TAMELA CUMMINGS PETROSSIAN, Executrix of the Estate of James Brown Cummings

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RAMONA CUMMINGS AND TAMELA CUMMINGS PETROSSIAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of **December, 2016.**

JIM MYERS NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, The Estate of James Brown Cummings , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Tamela Cummings Petrossian, Executrix of the The Estate of James Brown Cummings , the within-named bargainor, and as such Executrix, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Executrix.

WITNESS my hand and official seal at office this 20th day of **December, 2016**

JIM MYERS NOTARY PUBLIC

My Commission Expires: 11/03/2020

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **114,000.00** .

Tamela Cummings Petrossian
AFFIANT

Sworn to and subscribed to before me this 20th day of **December, 2016.**

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020