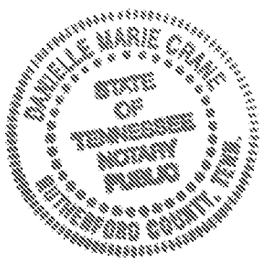
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 5/22/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Bradley P. Cummings	Caliber Home Loans	34-5A-24
(NAME)	(NAME)	
503 Thomas Jefferson Circle	3701 Regent Blvd Ste 120	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Irving TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170232

Davidson County DEEDWARR
Recvd: 02/16/17 14:40 3 pgs
Fees:18.00 Taxes:342.25
20170216-0016210

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Richard C. Gurganus and wife, Patricia L. Gurganus**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bradley P. Cummings, a single man**, 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. 24, on the Plan of Monticello Manor, as of record in Book 6250, page 551, and being part of the property on the Plans of record in Book 421, page 44 and Book 6200, page 54, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard C. Gurganus and wife, Patricia L. Gurganus by deed from Barbara A. McIntosh, an unmarried person, dated November 9, 2007, of record in Instrument No. 20071114-0133538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc. and all other matters as set forth per Book 6250, page 551, Book 6200, page 54 and Book 421, page 44, Register's Office for said County; (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Monticello Manor and the By-Laws appended thereto, of record in Book 6643, page 950, amended in Book 7824, page 91, Book 11259, page 994 and Instrument No. 20050228-0021548, said Register's Office; (c) Sanitary Sewer Easements of record in Book 3370, page 148, Book 3370, page 156 and Book 4530, page 215, Register's Office for said County; and (d) Telecommunications Easement of record in Instrument No. 20140114-0003779, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 503 Thomas Jefferson Circle, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of February, 2017

Richard C. Gurganus

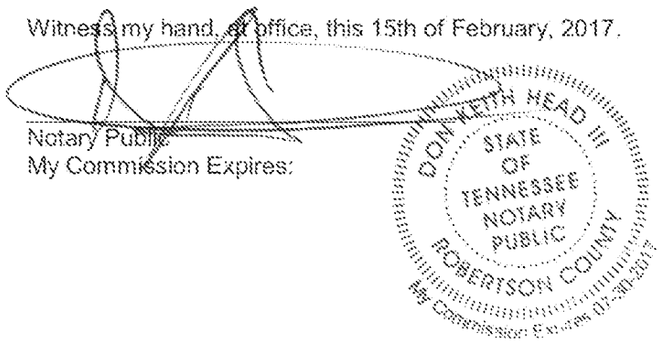
Patricia L. Gurganus

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard C. Gurganus and wife, Patricia L. Gurganus, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of February, 2017.

Notary Public
My Commission Expires:



True Copy Certification

I, **Danielle Marie Crane**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Marie Crane
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Shelly Lufkin**, a notary public for this county and state, **Danielle Marie Crane**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly Lufkin
Notary's Signature

My Commission Expires: 5/19/20

Notary Seal:

