WARRANTY DEED

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-8-2021

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Bockman	BancorpSouth	10501027500
(NAME)	(NAME)	
1103 13th Ave. S. A and B	914 Murfreesboro Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/24/17 15:54 3 pgs
Fees:18.00 Taxes:1609.50
20170524-0051863

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Byron Gregory Cummings, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Bockman, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 113 IN THE SUBDIVISION OF LOT NO. 5 IN THE PLAN OF BOYD AMENT TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 113 FRONTS 50 FEET ON THE WESTERLY SIDE OF 13TH AVENUE SOUTH, FORMERLY AMENT STREET, AND RUNS BEACH BETWEEN PARALLEL LINES 167 FEET TO COVE STREET.

PARTIAL TAKING:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERN MARGIN OF PARCEL 105-1-275 AND THE WESTERN MARGIN OF 13TH AVENUE, SOUTH; THENCE ALONG THE SOUTHERN MARGIN OF SAID PARCEL IN A WESTERLY DIRECTION A DISTANCE OF 10 FEET, MORE OR LESS, TO A POINT; THENCE ALONG A LINE IN A NORTHERLY DIRECTION A DISTANCE OF 50 FEET, MORE OR LESS, TO A POINT; THENCE ALONG A LINE IN AN EASTERLY DIRECTION A DISTANCE OF 10 FEET, MORE OR LESS, TO A POINT; THENCE ALONG THE WESTERN MARGIN 13TH AVENUE, SOUTH, IN A SOUTHERLY DIRECTION A DISTANCE OF 50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 500 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BYRON GREGORY CUMMINGS BY WARRANTY DEED FROM SAM HAMBRICK, SR., UNMARRIED, DATED DECEMBER 22, 2015, OF RECORD IN INSTRUMENT NO. 20151222-0128641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1103 13TH AVE. S., NASHVILLE TENNESSEE 37212.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved	property, known as	1103 13th Ave. S. A and B Nashville TN 37212				
		(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 our hands 05/23/17.

Byron Gregory Cummings by John A Bell Jr, attorney-fact

Byron Gregory Cummings by John A Bell Jr,
Attorney in Fact

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attonrey in Fact for Byron Gregory Cummings, and he as such Attorney in Fact, being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Byron Gregory Cummings, by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of May, 2017.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON