WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

See
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2020
(AFFIX SEAL)

Y-VRES-17-003965

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zeno Vantonio Dupree, III	New Owner	
(NAME)	(NAME)	
3965 Drakes Branch Road		**069000024.05**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES M. CUMMINGS AND WIFE, JUDY D. CUMMINGS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZENO VANTONIO DUPREE, III, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract of land in the 13th Civil District of Davidson County, Tennessee, a being known as Tract I of the T.P. Mims land on Drakes Branch Road and being described as follows:

Beginning at an iron pin in concrete at the southeast corner of Lot 18 in Enchanted Hills, as of record in Book 3300, page 96, in the Register's Office for Davidson County, Tennessee, said iron pin being the southwest corner of the tract herein described; thence with the common line of Lot 18 and said Tract I, North 28 degrees 49 minutes west a distance of 206.82 feet to an iron pin in the northeast corner of said Lot 18 and continuing in the same direction a distance of 18.9 feet to an iron pin, in all a distance of 225.72 feet; thence North 65 degrees 45 minutes east a distance of 104.5 feet to an iron pin; thence South 24 degrees 15 minutes east a distance of 225 feet to an iron pin on the north margin of Drakes Branch Road, a 50 foot road; thence with said north margin, South 65 degrees 45 minutes west a distance of 86.5 feet to the point of beginning and containing 0.49 acres more or less.

Being the same property conveyed to Charles M. Cummings and wife, Judy D. Cummings by Warranty deed from Cumberland Builders, Inc. of record in Book 7776, page 961, Register's Office for Davidson County, Tennessee, dated February 17, 1989 and recorded on February 22, 1989.

This conveyance is subject to:
- Sewer Easement of record in Book 5196, Page 811, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3965 Drakes Branch Road, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 867 DEEDWARR
09/14/2017 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20170914-0094041

Witness my/our hand(s) this the 9th DAY OF AUGUST, 2017.

Charles M. Cummings

Judy D. Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES M. CUMMINGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY D. CUMMINGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017