# WARRANTY DEED

Bill Garrett Davidson County
Batch# 16862 **DEEDWARR**
10/23/2017 02:24:58 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20171023-0108445

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Vera R. DeBlasis and Thomas J. DeBlasis | Franklin American mortgage | 155160A08100CO |
| (NAME) | (NAME) | |
| 208 Trace Park Court West | 6100 Tower Circle Ste. 600 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I, **Dawn E. Cummings, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Vera R. DeBlasis and Thomas J. DeBlasis , wife and husband,** 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. 120 Traceside, Section Two, according to the plan of record in Book 7900, Pages 980-981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James B. Cummings, II and wife, Dawn E. Cummings by deed dated November 30, 1995 from Centex Real Estate Corporation (for the consideration or value of $205,455.00), of record in Book 9881, Page 351, Register's Office for Davidson County, Tennessee. The said James B. Cummings, II, being one and the same as James Baron Cummings, II, died June 5, 2016 survived by his wife Dawn E. Cummings.

unimproved ☐

This is improved ☑ property, known as 208 Trace Park Court West, 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 20th day of October, 2017.

Dawn E. Cummings

State of Tennessee
County of Davidson

On this 20th day of October, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Dawn E. Cummings, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 20th day of October, 2017.

Notary Public Justin D. Tatum
My Commission Expires: November 05, 2018




File No.: 17-DeBlasis