#33941

NEW PROPERTY OWNER IS AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
Phillip E. Walker 6725 Darden Place Nashville, TN 37205	Joseph L. Lackey, Jr. 40 Burton Hills Blvd., Suite 200 Nashville, TN 37215
Map and Parcel No.	102 16 0 005 00

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **CHARLES R. CUMMINGS, an unmarried person and NADINE CUMMINGS, an unmarried person**, have this day bargained and sold and by these presents do hereby transfer and convey unto, **PHILLIP E. WALKER, an unmarried man,** (Grantee), his successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Hillwood Estates Section 9 Part 2, as of record in Plat Book 2331, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles R. Cummings and wife, Nadine Cummings, by deed dated August 31, 2004 from Rodney Wise, a married man of record in Instrument No. 20040907-0107604, Register's Office for Davidson county, Tennessee. The parties having since divorced by Final Decree of Divorce filed in Docket No. 12D-2776, Third Circuit Court for Davidson County, Tennessee.

TOGETHER WITH a perpetual easement for ingress and egress and driveway purposes as more fully described in instrument of record in Book 7848, page 626, Register's Office for Davidson County, Tennessee.

We COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT applicable zoning and building regulations and all visible easements and restrictions referred to herein above.

We FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, its successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

WITNESS our hand this, the 17 day of November, 2017.

Charles R. Cummings, Grantor

Nadine Cummings, Grantor

Bill Garrett Davidson County
Batch# 28752 DEEDWARR
11/21/2017 11:47:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20171121-0119538

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

WITNESS my hand and official seal at Nashville, Tennessee, on this the 17 day of November, 2017.



Notary Public

My Commission Expires:

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is Six Hundred and Fifty Thousand Dollars ($650,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

AFFIANT

SUBSCRIBED and sworn to before me, this the 17th day of November, 2017.

Notary Public

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

My Commission Expires: _____

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

