Bill Garrett Davidson County
Batch# 88246 DEEDWARR
05/04/2018 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $616.05
20180504-0042793

Name and Address of New Owner:
Nadine Renate Lay
450 Flintlock Court
Nashville, TN 37217

Send Tax Statements To:
Gardner Financial Services
dba Legacy Mutual Mortgage
3503 Paesanos Pkwy
San Antonio, TX 78231

THIS INSTRUMENT PREPARED BY: AND RETURN TO:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-18030366

Map and Parcel: 135 16 0B 025.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clinton Cummings, Jr. and wife, Sandra Cummings**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nadine Renate Lay, unmarried**, hereinafter called the GRANTEE, her 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, and being all of Unit No. 25, Horizontal Property Regime Private Element Plat, Woodridge at Nashboro Village, Nashboro Village - Tract 11, according to survey and plat of same appearing of record in Instrument Number 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description, together with the appurtenant interest in the common elements of Woodbridge at Nashboro Village, a horizontal property regime established by Master Deed of record in Instrument No. 20021104-0134724, amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888, said Register's Office.

Being the same property conveyed to Clinton Cummings Jr. by Warranty Deed filed for record on October 17, 2007 in Instrument Number 20071017-0122930, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Nashboro Village of record in Book 4827, page 14, Book 5469, page 840, Book 7751, page 907; Covenants, Conditions and Restrictions of Woodridge at Nashboro Village of record in Isntrument Number 20021104-0134724, and amended in Instrument Number 20030610-0080281 and Instrument Number 20050520-0056888; All matters as set forth per Book 4660, page 157 and Book 4860, page 72-76; All matters as set forth per Instrument Number 20021120-0173949; HOA Charter of record in Book 4828, page 834; ByLaws of Woodridge at Nashboro Village Homeowners' Association, Inc. of record in Instrument Number 20021106-0136459; Quitclaim Deed for Common Area of record in Instrument Number 200211200144369; Easement for overhead lines of record in Book 4821, page 105 and Book 4821, page 111; All matters including but not limited to easements of record in Book 10110, page 854; Stormwater Detention Agreement of record in Instrument Number 20020820-0100403; Design Standards for Nashboro Village Tract 11 of record in Instrument Number 20020507-0056331; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 450 Flintlock Court, Nashville, TN 37217

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 3rd day of May, 2018.

Clinton Cummings, Jr.

Sandra Cummings

State of Tennessee

County of Rutherford

Personally appeared before me, Clinton Cummings, Jr. and Sandra Cummings with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd of May, 2018.

Notary Public
My Commission Expires: 4/11/2018

ANGELA HOWARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $166,500.00.

Affiant Signature

Subscribed and sworn to before me, this 3rd day of May, 2018.

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2-27-21

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019