Name and Address of New Owner:
Robert J. Cummins
316 Edwin Street
Nashville, TN 37207

Send Tax Bills To:
Robert J. Cummins
316 Edwin Street
Nashville, TN 37207

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 071-07-0-226

Karen Johnson Davidson County
Batch# 199543 DEEDWARR
02/27/2019 09:08:44 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190227-0017645

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Debra Ann McClish, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert J. Cummins,** *single man* "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly 25 feet of Lot No. 31 and the westerly 25 feet of Lot No. 32 on the Plan of Trinity Heights as of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Devan McClish by Warranty Deed from Stephen F. Meade, dated July 1, 2016, of record in Instrument 20160725-0076039 Register's Office for Davidson County, Tennessee. Being the same property conveyed to Debra Ann McClish by Quitclaim deed from Devan McClish, dated June 2, 2017, of record in Instrument Number 20170605-0055903, Register's Office for Davidson County, Tennessee.Being the same property conveyed to Debbie McClish and Cain Cathey by Quitclaim Devan McClish, dated July 3, 2017, of record in Instrument Number 20170720-0073136, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Debra Ann Mcclish by Quitclaim Deed from Cain Cathey, dated February 18, 2019, recorded in Instrument Number 20190220-0015261, Register's Office for Davidson County, Tennessee.

Debbie Mcclish, Debra McClish and Debra Ann McClish being one and the same person.

This is improved property known as **316 Edwin Street, Nashville, TN 37207.**

Subject to 2019 Davidson County Property Taxes and subsequent years, and All matters as shown on the plan of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-28-19-316

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of February, 2019

(SEAL)
Debra Ann McClish

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 18th day of February, 2019, before me personally appeared Debra Ann McClish, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 18th day of February, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 5-3-2021

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE )
)
COUNTY OF ~~RUTHERFORD~~ Davidson )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Sworn to and subscribed before me this 21st day of February, 2019.

Notary Public
My commission expires: 7/6/20
File No. 2019-47