WARRANTY DEED

ROCCO J. MARCELLO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

T-TAG-22-1727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

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)
Edward D. King **Tracey L. Wilbourn**	**Bank of America N.A.**	
(NAME) **1727 Hillmont Dr**	(NAME) **4500 Amon Carter Blvd**	**117-15-0-174.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Fort Worth, TX 76155**	
(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, **PETER CUMMINGS AND CLARE MCCABE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWARD D. KING AND AND TRACEY L. WILBOURN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat Re-Subdivision of Lots 1 & 2 of Glen Echo-Burton Resub, & Lot 2, Re-Subdivision of Lot 20, Glen Echo Subdivision, of record in Plat at Instrument No. 20120424-0035073, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter Cummings, an unmarried man and Clare McCabe, an unmarried woman, as joint tenants both with the right of survivorship by Warranty deed from GMS 2010 Properties, LLC of record in Instrument No. 20130318-0026232 Register's Office for Davidson County, Tennessee, dated March 14, 2013 and recorded on March 18, 2013. (Value of consideration shown in aforementioned deed $884,200.00.)

Property address listed for reference only: 1727 Hillmont Dr. Nashville, TN 37215

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20120424-0035073, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 52, Book 4885, Page 154 and Book 8250, Page 351, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5027, Page 642, 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: **1727 Hillmont Dr, Nashville, Tennessee 37215**.

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.

Karen Johnson Davidson County
Batch# 900339 **DEEDWARR**
08/08/2022 10:51:29 AM 2 pgs
Fees: $13.00 Taxes: $6,845.00

20220808-0089891

Witness my/our hand(s) this the 29th DAY OF JULY, 2022.

Peter Cummings by Adam Jefferson, Attorney in Fact

Clare McCabe by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PETER CUMMINGS AND CLARE MCCABE, and who acknowledged he/she/they executed the same as the free act and deed of the said PETER CUMMINGS AND CLARE MCCABE.

Witness my hand and official seal, this the 29th of July, 2022.

Notary Public
My Commission Expires: 10/2/23
(SEAL)



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