Box 36

WARRANTY DEED

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
87-13-42	Mr/Mrs Kyle Summers 5412 Main Sail Lane Hermitage TN 37076	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	909-911 Brooke Valley	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

10026 pg 666

96 MAR 25 11:10:53

IDENTIFICATION REFERENCE 0174870

CHRISTOPHER TODD IRWIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KYLE SUMMERS AND WIFE, NANCY SUMMERS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 171 on the Plan of Valley Grove Subdivision, Section Two, as of record in Plat Book 5200, page 489, Register'sOffice for Davidson County, Tennessee.

Being the same property conveyed to Christopher Todd Irwin, by Special Warranty Deed from Sovran Bank/Central South, a Tennessee banking corportion, as of record in Book 8260, page 398, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plan referred to above; restrictive covenants of record in Book 6011, page 300, amended in Book 6096, page 283, Register's Office for Davidson County, Tennessee.

Attorney In Fact for the said Christopher Todd Irwin by Power of Attorney being filed simultaneously herewith.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except 1996 taxes, which have been prorated and assumed by grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of April, 1996.

_____ Christopher Todd Irwin

Christopher Todd Irwin

_____ By: Fran Haworth

Fran Haworth, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of April, 1996, before me personally appeared Fran Haworth to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Christopher Todd Irwin and acknowledged that she executed the same as the free act and deed of the said Christopher Todd Irwin.

WITNESS my hand and seal at Nashville, Tennessee, this the 24th day of April, 1996.

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires January 24, 1998 STATE OF TENNESSEE

Notary Public

My commission expires:

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires:

4100 04/25 0101 03CHECK 203.25

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April 1996. MY COMMISSION EXPIRES:

AFFIX SEAL

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires January 24, 1998 STATE OF TENNESSEE

Notary Public

WARRANTY DEED

FROM
CHRISTOPHER TODD IRWIN

TO
KYLE SUMMERS AND WIFE,
NANCY SUMMERS

BOOK 10026 PG 667

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

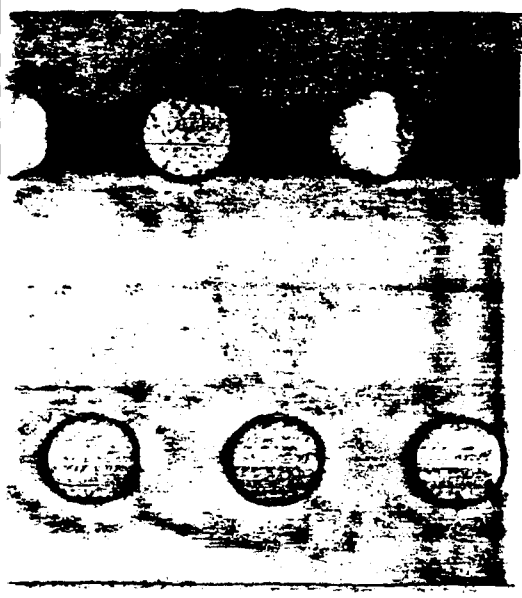
_____ and _____,

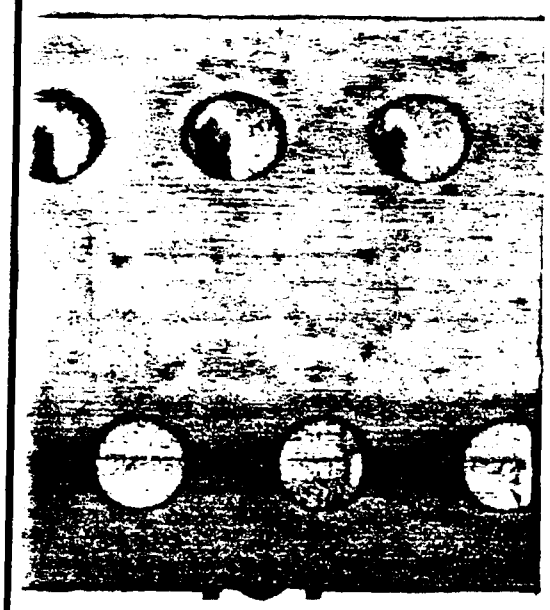
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

_____
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10026 PG 668

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 52500.00	
			CON TX 194.25	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 203.25	
			CHECK 203.25	
04/25/96	01		10:55 0001 4100	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174870
IDENTIF. & REFERENCE

96 APR 25 AM 10:53

DAVIDSON COUNTY, TN.

No. 1032164