PICK-UP

WARRANTY DEED

CARLA C. MARTIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Max S Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2003.

Carla C. Martin
Notary Public

MY COMMISSION EXPIRES: 6/7/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 06/05/03 11:36 2pgs
Fees:13.00 Taxes:592.00
20030605-0077605

H-0911

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Max Davis	Max Davis	075-03-0-045.00
(NAME)	(NAME)	
536 Albany Drive	536 Albany Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marie S. Summarell, a widow, not remarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Max Davis, HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Lot Number 138 on the Plan of Section Three, Tulip Grove Subdivision, of record in Plat Book 3700, Page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary D. Summarell and Marie S. Summarell, Dana Delworth and Kelly Keenan, each with an undivided ¼ interest as Joint Tenants with Rights of Survivorship by deed dated August 15, 2000 from Ruby Davis and The Estate of Lula Mae Munday and Robert Anderson, as Tenants in Common of record in Instrument Number 20000817-0081511, Register's Office for Davidson County, Tennessee. Gary D. Summarell died September 25, 2000. Being further conveyed to Marie S. Summarell, a widow, not remarried, by Quitclaim deed of even date recorded in Instrument Number 20030605-0077604, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 536 Albany Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 8th day of May, 2003.

Marie S. Summarell
Marie S. Summarell

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 Marie S. Summarell the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 8th day of May, 2003.

Commission expires: 6/7/04

Carla C. Martin
Notary Public

CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires _____

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076