Davidson County DEEDWARR
Recvd: 06/10/03 13:38 1pgs
Fees:13.00 Taxes:185.00

20030610-0079919

**RECORD AND RETURN TO:**
**GOBER TITLE & ESCROW**
**2740 OLD ELM HILL PIKE, SUITE 102**
**NASHVILLE, TN 37214**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES:

TINA NICHOLS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 06-28-04 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 102, NASHVILLE, TN 37214

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J & M Solutions, LLC<br>329 River Dr.<br>Mt. Juliet, TN 37122 | SAME | 81-12-145 |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Clarence Summey, married,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**J & M Solutions, LLC**

HEREINAFTER CALLED THE GRANTEE, ***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 No. 230 in McGavock, Wetmore and Others Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County.

Said Lot No. 230 fronts 50 feet on the easterly side of Tenth Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clarence Summey, married, by Deed from Jessie L. Roberts and Rosie P. Roberts dated April 25, 2003, of record as Instrument No. 20030428-0056448, Register's Office of Davidson County, Tennessee.

**This is investment property and was not used as marital property.**
Unimproved ( )
This is improved ( X) property known as **1608 10th Ave. North, Nashville, TN 37208**

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 hei***rs and assigns forever, and ***I do*** covenant with the said ***GRANTEE*** that ***I*** have 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 ***I do*** further covenant and bind ***myself, my*** 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 our hands this 27th day of May, 2003

**Clarence Summey**

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 Clarence Summey, the ***bargainor*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that ***he*** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ***Nashville***, Tennessee, this 27th day of May, 2003.

Commission Expires: June 28, 2004

Notary Public: Tina Nichols

TINA NICHOLS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 06-28-04 RUTHERFORD COUNTY, TENNESSEE