Dav. Co. File Box 14-A
jtc file no. 16413-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0283

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Jeffery Summers	Samuel Jeffery Summers	104-06-0-087.00
(NAME)	(NAME)	
210 Fairfax Avenue	Same as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, Christopher H. Jackson and wife, Mehera D. Dennison and Janet C. Moore, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Jeffery Summers, 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:

Being Lot No. 67 on the Plan of the Bransford Realty Company's West End Heights of record in Book 332, Pages 124 and 125, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Christopher H. Jackson and wife, Mehera D. Dennison and Janet C. Moore, unmarried, as Joint Tenants with the right of survivorship, not as tenants in common by deed from Fred L. Sharp and wife, Patricia Sharp, dated June 29, 2000, of record in Instrument No. 20000703-0066087, Register's Office Davidson County, Tennessee.

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 210 Fairfax Avenue, Nashville, TN 37212
(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 our hands this 31st day of July, 2003.

Janet C. Moore by MLDL Atty in fact
Janet C. Moore

Christopher H. Jackson by MLDL Atty in fact
Christopher H. Jackson

Mehera D. Dennisson by MLDL Atty in fact
Mehera D. Dennison

Davidson County DEEDWARR
Recvd: 08/04/03 09:01 2pgs
Fees:13.00 Taxes:1221.00
20030804-0109815

THIS Instrument is being executed on behalf of the Grantors herein pursuant to a Power of Attorney executed by same on the 21st day of July, 2003, of record as Instrument No. 20030804-0109814, Register's Office for Davidson County, Tennessee.

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 Christopher H. Jackson and wife, Mehera D. Dennison and Janet C. Moore, unmarried 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 Brentwood, Tennessee this 31st day of July, 2003.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Mark Deutschmann, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Christopher H. Jackson and wife, Mehera D. Dennison and Janet C. Moore, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Christopher H. Jackson and wife, Mehera D. Dennison and Janet C. Moore. Witness my hand and Notarial Seal this 31st day of July, 2003.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212