File No. 250802012

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 8/17/08

(AFFIX SEAL)

Lisa Hodges Notary Public County of Sumner

Davidson County DEEDWARR
Recvd: 09/14/05 09:49 2 pgs
Fees:13.00 Taxes:340.03

20050914-0110447

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freda K. Summers	Freda K. Summers	044-15-0-089.00
(NAME)	(NAME)	
912 Berry Street	same	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	,	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Nancy Minchy, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freda K. Summers, HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 90, Section "D", VILLAGE OF OLD HICKORY, as shown by plat of record in Plat Book 1424, Page 65, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Gregory K. Malm, a married person by Deed from MariKay Stepp, unmarried as executed on 1/31/1996 and filed for record on 2/5/1996 in Deed Book 9938, Page 376, Register's Office of Davidson County, Tennessee. Further conveyed to Nancy D. Minchey, a married woman by Deed from Gregory K. Malm and Wife, Roberta L. Malm as executed on 11/30/2004 and filed for record on 12/2/2004 in Instrument No: 200412010143312, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 912 Berry Street, Old Hickory, TN 37138
(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 GRANTEE(S), her 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), her 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/our hand(s) this 31st day of August, 2005.

Nancy Minchy

Carl D. Minchey

Husband of the above named Nancy Minchy, joins in this conveyahce for the purpose of conveying any and all interest he may have in and to the above described property, especially his marital interest.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nancy Minchy* 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 Hendersonville, Tennessee, this 8/31/2005.

My Commission Expires: 2-12-08

Lisa Hodges
Notary Public

* and husband, Carl D. Minchey

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

File Number: [redacted]2012

RETURN TO: Prepared by:

Cumberland Title
505 E. Main Street
Hendersonville, TN 37075