WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Davidson County DEEDWARR
Recvd: 11/30/05 08:34 2 pg:
Fees:13.00 Taxes:481.00

20051130-0143675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Depriest	Phillip Depriest	105.07-362.00
(NAME)	(NAME)	
116 Rains Ave.	116 Rains Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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, **Clarence Summey and wife, Laquita Summey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip Depriest and wife, Lashella Depriest**, 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. 14 on the Map of Rains Spring Tract, as of record in Plan book 1, page 109, Chancery Court at Nashville, Davidson County, TN.

Said Lot No. 14 fronts 50 ft. on the easterly side of Raines Ave and runs back between parallel lines 200 ft. to an alley.

Being the same property conveyed to Clarence Summey by deed from Owen Rogers and Joyce B. Rogers, Trustees under Declaration of Trust, of record in Instrument No. 20030522-0070012, dated May 20, 2003, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 116 Rains Ave., Nashville, TN 37203
(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 23rd day of November, 2005.

Clarence Summey

Laquita Summey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Clarence Summey**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of November, 2005.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Laquita Summey**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of November, 2005.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Notary Public

My Commission Expires: