Davidson County DEEDWARR
Recvd: 09/26/06 14:06 2 pgs
Fees:13.00 Taxes:277.50

20060926-0119116

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-26-2008

(AFFIX SEAL)

JUDY A. CASEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C Summers	Bank of America, N.A.	53-16-11.00
(NAME)	(NAME)	
127 Ray Ave.	9000 Southside Blvd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Jacksonville, FL 32256	
(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,

MARK HAMILTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM C 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 the westerly one-half of Lot No. 10 on the Map of Hays Subdivision. Said part of said lot fronts 175 feet on the northerly margin of Ray Avenue and extends back between parallel lines 60 feet to a dead line.

Being the same property conveyed to MARK HAMILTON by deed from GARY W. GANN, EXECUTOR OF THE ESTATE OF BOBBIE J. GANN, DECEASED, GARY GANN, GINA C. GANN, GLENDA G. GANN, DEVISEES OF THE LAST WILL AND TESTAMENT OF BOBBIE J. GANN of record in Deed Instrument 200604070040265 on 04/04/2006 and filed for record on 04/07/2006 , Register's Office for said County.

GRANTOR HAS NEVER RESIDED AT SUBJECT PROPERTY AND IS NOT SUBJECT TO HOMESTEAD EXEMPTION.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 127 Ray Ave., 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 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/our hand(s) this 22nd day of September, 2006.

Mark Hamilton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Hamilton, 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 22nd day of September, 2006

Commission expires: 5/24/09

DAPHNE D. BARNES ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENNESSEE

Notary Public