03

Realty Title
Box 48A

Davidson County DEEDWARR
Recvd: 02/26/07 14:32 2 pgs
Fees:13.00 Taxes:488.40
20070226-0023718

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, Tennessee 37203
(615) 522-0140

File No.: **07-1476**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Summit Strategic Investments, LLC., a Tennessee limited liability company, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Robert W Gager, an unmarried individual, ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Unit 14 NASHBORO VILLAGE - TRACT 13, as shown on plat of record in Instrument No. 20021230-0161681, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same *part of property conveyed to Summit Strategic Investments, LLC., a Tennessee Limited Liability Company, by Special Warranty Deed from Gallardia Properties, LLC., a Tennessee Limited Liability Company, dated September 12, 2006 and recorded in Instrument No. 20060914-0114255, in the Register's Office of Davidson County, Tennessee.

Also being part of the same property conveyed by Quitclaim Deed from Vastland Nashboro Development, LLC, a Tennessee limited liability company to Gallardia Properties, LLC as recorded on the 1st day of February, 2006 in Instrument No. 20060201-0012533 and Special Warranty Deed from WDN Properties, Ltd. to Vastland Nashboro Development, LLC as recorded on the 7th day of May, 2002 in Instrument No. 20020507-0056328, in the Register's Office of Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **135-12-O-C-14.00CO**
☒ Improved OR
☐ Unimproved property located at: **1971 Nashboro Blvd, Nashville, TN 37217**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on the **21st** day of **February, 2007**.

Summit Strategic Investments, LLC.

By: **Charlie Burchell,** It's **Authorized Signer**

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Charlie Burchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Authorized Signor** of **Summit Strategic Investments, LLC.,** the within named bargainor, a limited liability company, and that he/she as such **Authorized Signor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **Authorized Signor**.

Witness my hand and Notarial Seal this the **21st** day of **February, 2007**.

Notary Public

ASHLEY BUSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/2/10

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$132,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **21st** day of **February, 2007**.

ASHLEY BUSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 10/2/10

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Owner's Name: **Robert W Gager**

and Address: **1971 Nashboro Blvd, Nashville, TN 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner

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