RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-1261

DANA ELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Sommers and Susan M. Sommers	Wells Fargo Bank, NA	
(NAME)	(NAME)	
2320 Cabin Hill Road	P.O. Box 10336	Map 73-11
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Des Moines, IA 50306	Parcel 64
(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, **DAVID JENNER, a married man AND CHARLES DEVIER, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEVEN S. SOMMERS and SUSAN M. SOMMERS, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 114, on the Plan of Sunset View, Section 1, Revised Subdivision, of record in Book 2663, Page 927, ~~here~~ and 28 made for a more complete description of said lot.

Being the same property conveyed to David Jenner and Charles DeVier, from Richard M. Arnold and wife, Glenda D. Arnold, by Warranty Deed dated April 10, 2007, recorded 04/13/07 of record in Instrument No. 20070413-0044352, Register's Office for Davidson County, Tennessee. Grantors have never resided or used subject property as their principal residence.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2320 Cabin Hill Road, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 11/29/07 10:58 2 pgs
Fees:13.00 Taxes:604.95
20071129-0138436

Witness our hands this 27th day of November, 2007.

David Jenner

Charles Devier

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 David Jenner and Charles Devier, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 27th day of November, 2007.

My Commission expires:



Notary Public