Box 8

File No. 20080001

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/08 13:43 2 pg
Fees:13.00 Taxes:394.05

20080116-0004973

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Vernon Summers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2008.

Debbie A. Treadway
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TREADWAY DEBBIE A. NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN My Commission Expires MAY 12, 2009

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 205, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas R. Russo	CTX Mortgage Company	083 13 0 234.00
(NAME)	(NAME)	
511 S 11th St.	P.O. Box 650269	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas, Texas 75265-0269	
(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, Vernon Summers and Carolyn Summers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas R. Russo and Dena C. Pesce, as joint tenants with rights of survivorship, 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:

Lying and being in Davidson County, Tennessee, and being Lot 17, on the Map of Payne, Blackemore and Cummings Addition of record in Book 57, page 70, in the Register's Office of Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vernon Summers and wife, Carolyn Summers by deed from Gordon O'Malley , married, of record as Instrument Number 200605040052115, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 511 S 11th St., Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20080001

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 our hands this 15th day of January, 2008.

Vernon Summers

Carolyn Summers

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon Summers and wife, Carolyn Sumers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of January, 2008.

Commission expires:

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires May 12 2008

Notary Public