File No. 20080156

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/08 10:33 2 pgs
Fees:13.00 Taxes:183.15

20080707-0069592

STATE OF TENNNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE A. TEAGUE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN My Commission Expires April 2, 2009

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sky Nicholas Hill	Sky Nicholas Hill	82-4-141
(NAME)	(NAME)	
1004 N 7th Street	1004 N 7th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 wife, Carolyn Summers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sky Nicholas Hill and Glenn Hill, 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 No. 155, on the Plan of Sharps and Crutcher's Addition to Nashville, of record in Plat Book 57, Page 82, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Vernon Summers and wife, Carolyn Summers by deed from Gordon Wayne O'Malley, (also known as Gordon O'Malley) and wife, Tina O'Malley, dated April 24, 2006 and recorded on May 4, 2006 as Instrument Number 20060504-0052106, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1004 N 7th Street, Nashville, TN 37207

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

File No. 20080156

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 1st day of July, 2008.

Vernon Summers

Carolyn Summers

STATE OF TENNNESSEE

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 Summers, 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 1st day of July, 2008.

Commission expires:

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

Notary Public