BILL GARRETT, Davidson County
Trans: T20090027861 DEEDWARR
Recvd: 04/28/09 14:52 2 pgs
Fees: 13.00 Taxes: 606.43
20090428-0038370

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Mary K. Summar
4417 Frost Street
Nashville, TN 37214

MORTGAGEE
SunTrust Mortgage, Inc.
201 Fourth Avenue/7th Floor
Nashville, TN 37230-5110

SEND TAX BILLS
New Owner

MAP-PARCEL:
062-02-0-B-010.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Misti Michelle Mager, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mary K. Summar, unmarried,** 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 Lot No. 10 on the Plan of Abbington Park, Phase One, Section One, of record in Instrument Number 20030328-0041019, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Misti Michelle Mager, an unmarried person by deed of record from Charles T. Adkins and wife, Julie K. Adkins, dated March 10, 2006 of record in Instrument Number 20060313-0028522, Register's Office for Davidson County, Tennessee.

The spouse of Misti Michelle Mager is not required to sign on said transaction since the property being conveyed is not the marital residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument Number 200104020031520; Instrument Number 200302130020075; Instrument Number 200404010036605; Instrument Number 200405180058461; Instrument Number 200502010011849; Book 200602020012846; Subject to By-Laws of record in Instrument Number 200303030027406; Subject to easements of record in Book 1163, page 341; Book 2242, page 513; Book 1998, page 525; Instrument Number 200301090004246; Book 200305080061633; Book 200007200071648; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument Number 200303280041019, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4417 Frost Street 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.

Witness our hands this 22nd day of April, 2009.

Misti Michelle Mager

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Misti Michelle Mager, married, 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 this 22nd day of April, 2009.

NOTARY PUBLIC

My Commission Expires: 1.2.12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $163,900.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of April, 2009.

NOTARY PUBLIC

My Commission Expires: 1.2.12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY