File No. 90995

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090086724 DEEDWARR
Recvd: 12/28/09 13:14 2 pgs
Fees: 13.00 Taxes: 1106.30
20091228-0117285

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-3-2012
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva M. Mathis	Fifth Third Mortgage Company	128 16 0 B 071.00 CO
(NAME)	(NAME)	
552 Summit Oaks Court	5050 Kingsley Drive, MD 1MOB 2X	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45263	
(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, Charles H. Geny, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eva M. Mathis, an unmarried woman, 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. 71 First Revision Phase Four Summit Oaks, a Planned Unit Development, as shown on plat of record in Instrument No. 20060417-0073578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles H. Geny by Special Warranty Deed from GreenBank, dated September 16, 2009 and recorded on September 24, 2009 in Instrument No. 20090924-0088829, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020214-0019518; Instrument No. 20040116-0006770; Instrument No. 20050316-0029169; and Instrument No. 20060418-004430, said Register's Office.

Charter of Summit Oaks Homeowners Association, Inc. of record in Instrument No. 20020131-0013598, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050728-0088585, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 552 Summit Oaks Court, Nashville, TN 37221

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

File No. 90995

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 my hand this 2nd day of December, 2009.

Charles H. Geny

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 2nd day of December, 2009.

Commission expires: 7-3-2012

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. July

Notary Public