WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130100516 DEEDWARR
Recvd: 11/27/13 12:42 3 pgs
Fees:18.00 Taxes:5846.00
20131127-0121825

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Bass Cooke	NEW OWNER	11606003900
(NAME)	(NAME)	
114 Bonaventure Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-4440		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas C. Summers Jr. and William H. Summers as to a 50% (fifty percent) undivided interest, and Thomas C. Summers, Jr. and William H. Summers, Co-Trustees of the Charlotte H. Summers Revocable Trust as to a 50% (fiftypercent) undivided interest**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nancy Bass Cooke, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or 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. 9, on the plan of Bonaventure Place, as shown by plat appearing of record in Book 5200, Page 424, as revised in Book 5200, Page 448, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

Being the same property further conveyed to Charlotte H, Summers, Thomas C. Summers, Jr., and William H. Summers, Co-Trustees of the Charlotte H. Summers Revocable Trust dated June 05, 2007, as to a 50% (fifty percent) undivided interest, by Deed from Charlotte H. Summers, dated 06/05/2007 and filed for record on 06/08/2007 in Instrument 200706080069101, Register's Office for Davidson County, Tennessee. The said Charlotte H. Summers died on 10/29/2012, leaving Thomas C. Summers, Jr. and William H. Summers, as the surviving Co-Trustees of the Charlotte H. Summers Revocable Trust dated June 05, 2007.

The aforementioned SunTrust Bank, Trustee of the Thomas C. SunTrust, Sr. Marital Trust under the Will of Thomas C. Summers, Sr., conveyed it's 50% (fifty percent) undivided interest to Thomas C. Summers, Jr. and William H. Summers, by Deed dated 08/07/2013 and filed for record on 08/14/2013 in Instrument 20130814008559 2, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
All matters as set forth per Book 5200, Page 424, Book 5200, Page 425, Book 5200, Page 448 and Book 5200, Page 449, said Register's Office.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bonaventure Place of record in Book 9489, Page 922, Book 9511, Page 811, and in Instrument 200807220075030, said Register's Office.
Driveway Easement of record in Book 7662, Page 777, said Register's Office.
Articles of Amendment to the Charter of Bonaventure Place Homeowners' Association, Inc. of record in Book 8905, Page 91, said Register's Office.
2013 Taxes have been pro-rated between Grantor and Grantee. Property taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 114 Bonaventure Place, Nashville, TN 37205-4440
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 25th day of November, 2013.

Thomas C. Summers Jr.

William H. Summers

THOMAS C. SUMMERS, JR. AND WILLIAM H. SUMMERS, CO-TRUSTEES OF THE CHARLOTTE H. SUMMERS REVOCABLE TRUST

Thomas C. Summers Jr.
Co-Trustee

William H. Summers
Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me Thomas C. Summers Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of November, 2013.

Notary Public
My Commission Expires: June 14, 2015

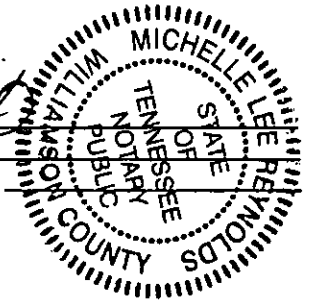
MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me William H. Summers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of November, 2013.

Notary Public _____
My Commission Expires: June 14, 2015

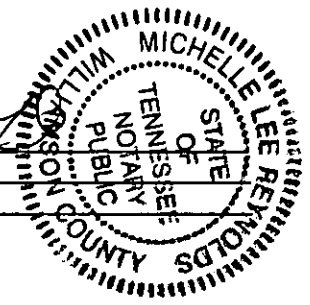


State of Tennessee
County of Williamson

Personally appeared before me Thomas C. Summers, Jr., Co-Trustee of the Charlotte H. Summers Revocable Trust, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co -Trustee of the Charlotte H. Summers Revocable Trust, and is authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand and seal this 25th day of November, 2013.

Notary Public _____
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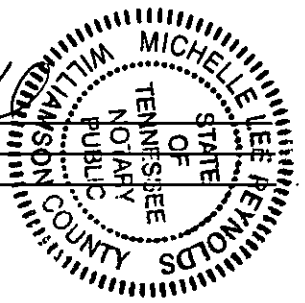


State of Tennessee
County of Williamson

Personally appeared before me William H. Summers, Co-Trustee of the Charlotte H. Summers Revocable Trust, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co -Trustee of the Charlotte H. Summers Revocable Trust, and is authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand and seal this 25th day of November, 2013.

Notary Public _____
My Commission Expires: June 14, 2015



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064