WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-21-18

(AFFIX SEAL)

Melanie D. Durbard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Summey	Clarence Summey	081-07 87.00
(NAME)	(NAME)	
PO BOX 325	SAME	
(ADDRESS)	(ADDRESS)	
Madison TN 37116		
(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, **William Kantz and Erica Kantz, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Summey**, HEREINAFTER CALLED THE GRANTEES, HIS 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. 15 on the plan of Ira Crandall's Subdivision of part of the Buena Vista Property, as of record in Book 17, page 297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Kantz and Erica L. Kantz, by Special Warranty Deed from Countrywide Home Loans, Inc., dated October 3, 2007, of record in Instrument No. 20071008-0119767, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Patrick D. Calvin, a single man, by Warranty Deed from William Kantz and wife, Erica L. Kantz, dated October 19, 2012, of record in Instrument No. 20121024-0097350, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to William Kantz and Erica Kantz, husband and wife, by Trustee's Deed from John T. Cook, Trustee, dated May 9, 2014, of record in Instrument No. 20140514-0041353, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013 and 2014 which are expressly assumed by Grantees; all matters appearing on the Plan of record in Deed Book 17, page 297, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2012 14th Avenue North, Nashville, TN 37208

(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 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.

BILL GARRETT, Davidson County
Trans:T20140043350 DEEDWARR
Recvd: 06/19/14 08:44 2 pgs
Fees:13.00 Taxes:51.80
20140619-0053430

Witness our hands this 17th day of June, 2014.

William Kantz

Erica Kantz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William Kantz and Erica Kantz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of June, 2014.

Notary Public

My Commission Expires: 1-21-18

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018