RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S. 2nd Floor
Nashville, Tennessee 37212

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140051395 DEEDWARR
Recvd: 07/17/14 11:58 2 pgs
Fees:13.00 Taxes:617.90
20140717-0063313

W & I Ref:(DM) Title No: 53655
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ethan K. Summers 2121 Sadler Ave. Nashville, Tennessee 37210	SWBC Mortgage Corp. 9311 San Pedro, Suite 100 San Antonio, TX 78216

TAX MAP-PARCEL NUMBERS: 10613013900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$167,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Bonner and wife, Lisa Rota**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ethan K. Summers, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Sadler Place of record in book 332, page 31, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Bonner and wife, Lisa Rota by Warranty Deed from Dorothy S. Frensley, unmarried, by and through her court appointed conservator, dated October 1, 2013 and recorded on October 8, 2013 of record in Doc. No. 20131008-0105546, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 31, said Register's Office.

This is improved property, known as: 2121 Sadler Avenue, Nashville, Tennessee 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2014.

Scott Bonner

Lisa Rota

State of TENNESSEE

County of DAVIDSON

On this 15th day of July, 2014, before me the undersigned authority, personally appeared Scott Bonner and Lisa Rota , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Sworn and subscribed before me this the 15th day of July, 2014

Notary Public

My Commission Expires: 5-2-2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County