205.40

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056210 DEEDWARR
Recvd: 08/01/14 14:21 2 pgs
Fees:13.00 Taxes:192.40
20140801-0069195

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

Affiant

Sworn to and subscribed before me this 25 day of July, 2014

NOTARY PUBLIC

My Commission Expires: 5-19-18

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Clarence Summey	Same	08107026000
P.O. Box 325		
Madison, TN 37116		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Araminta Williams**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Clarence Summey**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the north 16 2/3 feet of Lot No. 16 and the south 16 2/3 feet of Lot No. 18 on the Map of Menee's Subdivision of Lot No. 8 of the Thomas Woodard Property, as of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 16 and 18 front together 33 1/3 on the west margin of 15th Avenue, North, formerly Hutcherson Avenue, and run back between parallel lines 115 feet, more or less, to the east margin of a 10-foot alley.

Being the same property conveyed to Araminta Williams by deed from Doug Ryans and Chris Ryans, of record in Instrument No.

2014 0801. 0069194, Register's Office for Davidson County, Tennessee.

This is improved property known as 1817 15th Avebnue, North, Nashville, TN 37208.

The above-described property is not the place of usual residence of Grantor, herein.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 25 day of July, 2014.

Araminta Williams
ARAMINTA WILLIAMS

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, **Araminta Williams**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of July, 2014.

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Robert F Spann
NOTARY PUBLIC

My Commission Expires: 5-19-18