BILL GARRETT, Davidson County
Trans:T20140066755 DEEDWARR
Recvd: 09/08/14 14:05 2 pgs
Fees:13.00 Taxes:977.34
20140908-0082131

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
R14-1129

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Summer Sammon 1018 Pennock Avenue Nashville, TN 37207	Farmington Mortgage, a Divison of CapStar Bank 2002 Richards Jones Road St 300A Nashville, TN 37215	082-03-0-294.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. R14-1129

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $264,146.00

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2014.

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Diversified Management Group, LLC, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Summer Sammon, married ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

The following described property located in Davidson County, Tennessee, to-wit:

Being Lot No. 12, George W. Stainback's Subdivision of part of the Lucy H. Lindsley Tract, as shown on Plan of record in Book 161, page 141, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Diversified Management Group, LLC, by Special Warranty Deed from LPP Mortgage Ltd., dated January 3, 2012, recorded January 25, 2012, of record in Instrument No. 20120125-0006995, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1018 Pennock Avenue, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **5th** day of **September, 2014.**

GRANTOR(S)

Diversified Management Group, LLC

By: Christopher F. Bender, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Christopher F. Bender** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Managing Member** of **Diversified Management Group, LLC,** the within named bargainor, a Tennessee limited liability company, and that such **Christopher F. Bender**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Managing Member.**

Witness my hand and official seal on this the **5th** day of **September, 2014.**

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

Notary Public

My Commission Expires: