WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140085755 DEEDWARR
Recvd: 11/13/14 13:50 2 pgs
Fees: 13.00 Taxes: 129.50
20141113-0104879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-17-2015

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	New Owner	081-11-0-285.00
(NAME)	(NAME)	
P.O. Box 325		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I, **Ruth E. Young, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Summey**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being the southerly 30 feet of lot 338 in the Plan of Lots in the old Second Ward of Nashville, Tennessee, formerly the 13th Civil District of Davidson County, Tennessee; called the addition to the Town of McGavock, which plan is of record in Plat Book 21, page 41 of the Register's Office of said County; said lot fronting 30 feet on the westerly side of 16th Avenue, North, and extending back between parallel lines 170 feet to a 16 foot alley.

Being the same property conveyed to Leonard Johnson and wife, Alberta Johnson, by Installment Deed from Mutual Aid , dated July 1, 9145, of record in Book 1335, page 156, Register's Office for Davidson County, Tennessee. Leonard Johnson died, whereupon Alberta Johnson became the sole owner of said property. Also being the same property conveyed to Delores C. Grant by Quitclaim Deed from Alberta Johnson, an unmarried person, dated September 21, 1984, of record in Book 6388, page 457, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Ruth E. Young by Quitclaim Deed from Delores C. Grant, dated December 12, 2002, of record in Instrument No. 20021213-0153794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 21, page 41; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1603 16th Avenue N, 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.

Witness my hand this 7th day of November, 2014.

Ruth E. Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 7th day of November, 2014.

Notary Public

My Commission Expires:

