BILL GARRETT, Davidson County
Trans:T20140094629 DEEDWARR
Recvd: 12/17/14 16:00 4 pgs
Fees:23.00 Taxes:580.90
20141217-0115657

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $157,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 2014. Notary Public My Commission Expires: 10/9/17

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jean M. Grissim Revocable Living Trust 137 Holly Forest Nashville, TN 37221	SAME	142080A04100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES C. SUMMERS AND WIFE, JEAN STORLIE SUMMERS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEAN M. GRISSIM REVOCABLE LIVING TRUST**

dated November 22, 2002, as amended April 17, 2006, September 24, 2007 and January 4, 2011, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 41 on the Plan of Coronada Town Home Condominiums, of record in Book 4860, page 26 and as shown on the Master Deed of record in Book 4901, page 679, amended in Book 5202,, page 329; Book 5306, page 241; Book 5522, page 675 and Book 5869, page 267, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James C. Summers and wife, Jean Storlie Summers by deed from Jeanne Hall, unmarried, of record in Instrument No. 2061228-0160269, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Coronada Town Home Condominiums Condominiums, of record in Book 4901, page 679, as amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 576 and Book 5869, page 269, Register's Office for said County.

2. By-Laws of Coronada Homeowner's Association, Inc., of record in Book 4901, page 702, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage granted to Harpeth Valley Utility District of record in Book 4788, page 761 and Book 4816, page 965, Register's Office for Davidson County, Tennessee.

4. Terms and conditions of the Repurchase and Option Agreement Coronada Condominium of record in Book 4904, page 622 and Counterpart to Repurchase and Option Agreement

of record in Book 5383, page 376 with a Resolution to Waive Right of First Refusal in Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as: **137 Holly Forest, Nashville, TN 37221**.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 5th day of December, 2014.

James C. Summers

Jean Storlie Summers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES C. SUMMERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December, 2014.

GEORGE N. CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEAN STORLIE SUMMERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December, 2014

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015