# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001294 DEEDWARR
Recvd: 01/07/15 08:37 2 pgs
Fees:13.00 Taxes:351.50
20150107-0001545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MISTY THOMPSON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 05/11/2015

**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 |
|---|---|---|
| Clayton B. Magness | New Owner | 081-16-0-559.00 |
| (NAME) 3607 Bellwood Avenue | (NAME) | |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) | |
| (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, **Clarence Summey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clayton B. Magness**, 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:

LAND in Davidson County, Tennessee, being Lot No. 25 on the plan of Porterfield and Glasscock's Addition to Nashville, as of record in Book 19, Page 124, Register's Office for Davidson County, Tennessee.

Said lot No. 25 fronts 40 feet on the Westerly side of Eleventh Avenue North, Formerly Cumberland Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Barbara Toms, a married woman, by Warranty Deed from Aaron Chamberlain, dated July 12, 1999, of record in Book 11575, page 828, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Barbara D. Toms, formerly known as Barbara D. Salahuddin, by Quitclaim Deed from Yusuf O. Salahuddin, dated December 21, 1999, of record in Instrument No. 19991221-0305926, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Clarence Summey by Quitclaim Deed from Barbara D. Toms, dated June 20, 2000, of record in Instrument No. 20000620-0061279, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 1019 11th Ave. North, 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 2nd day of January, 2015.

Clarence Summey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of January, 2015.

Notary Public

My Commission Expires:

