BILL GARRETT, Davidson County
Trans:T20150014968 DEEDWARR
Recvd: 03/02/15 11:23 2 pgs
Fees:13.00 Taxes:815.48
20150302-0017702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 220,400.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2015.

Notary Public

My commission expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **ALLISON SUMMERS** | **New Owner** | **07307008800** |
| **2719 DONNA HILL DR** | **Same** | |
| **NASHVILLE, TN 37214** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**BRIAN M. HULSE, A MARRIED MAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ALLISON SUMMERS, UNMARRIED WOMAN**

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. 343 ON THE PLAN OF SUNSET VIEW, SECTION 6, AS OF RECORD IN BOOK 2900, PAGES 54 AND 55, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 343 FRONTS 140 FEET ON THE EASTERLY SIDE OF DONNA HILL DRIVE AND EXTENDS BACK 168.1 FEET ON THE NORTHERLY LINE AND 134.27 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 89.25 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BRIAN M. HULSE FROM JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, BY QUITCLAIM DEED DATED 4/9/14 AND RECORDED ON 5/13/14 IN INSTRUMENT NUMBER 20140513-0040767, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, BY SUBSTITUTE TRUSTEE'S DEED FROM MCCURDY & CANDLER TN, LLC FKA MCC TN, LLC, AS SUBSTITUTE TRUSTEE, DATED 06/13/2013 AND RECORDED ON 06/18/2013 IN INSTRUMENT NUMBER 20130618-0062013, SAID REGISTER'S OFFICE.

TRACY HULSE HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 2719 DONNA HILL DR, NASHVILLE, TN 37214.

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 in 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/our hand(s) this 20th day of February, 2015.

BRIAN M. HULSE

TRACY HULSE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, a Notary Public of said County and State, BRIAN M. HULSE AND TRACY HULSE, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2015.

Notary Public

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/16