Davidson County DEEDWARR
Recvd: 03/17/15 13:32 3 pgs
Fees:18.00 Taxes:799.20
20150317-0022893

#32208

This Instrument Prepared by: Ensley, Baker & Shade PLLC
801 Sunset Drive Suite 2
Johnson City, TN 37604
File No. TN4212

Return to: Aspen Title & Escrow
121 S. David Ln. Ste. 2
Knoxville, TN 37922

# WARRANTY DEED

THIS INDENTURE, made this 16th day of March, 2015, between

**Steve Summers, an unmarried man**
of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and

**Chris Rydburg, unmarried and Grace Gerwin, unmarried, as joint tenants with rights of survivorship**
of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

## WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

**Legal Description as followed:**

**Land in Davidson County, Tennessee being Lot No. 3 Plan of on the Revision to Shane Point of record in Instrument No. 20101021-0084160, in the Register's Office for Davidson County, Tennessee to which Plan reference is made for a more complete and accurate description.**

**The above legal description being the same as the last deed of record, no new boundary survey having been provided at time of conveyance.**

**This conveyance is made subject to the following:**

**Shane Point Homeowners' Association as recorded in Instrument No. 20091215-0114290, said Register's Office.**

**Rights of others in common areas and or elements.**

**Declaration of Covenants, Conditions and Restrictions for Shane Point as recorded in Instrument Nos. 20100826-0067674, as corrected by Scrivener's Affidavit recorded in Instrument No. 20100827-0068089, said Register's Office.**

**Storm Water Detention Agreement recorded in Book 11338, page 738, said Register's Office.**

**Easement for Sanitary Sewer and/or Storm Drainage as recorded in Instrument No. 20091013-0094825, said Register's Office.**

**Easement in favor of Comcast as recorded in Instrument No. 20090714-0065911, said Register's Office.**

**Drainage Easement and Maintenance Agreement as recorded in Instrument No. 20070321-0035374, said Register's Office.**

**All matters appearing on the Plan of record as Instrument No. 20101021-0084160, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Steve Summers, an unmarried man by Warranty Deed dated August 31, 2010 from Regent Homes, LLC, a Tennessee Limited Liability Company and recorded August 31, 2010, in Instrument ~~No. 20100831-0069226,~~ Register's Office for Davidson County, Tennessee.**

No. 20100831-0069226

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2015 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for Davidson County, Tennessee, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

**Steve Summers**

STATE OF TN )
COUNTY OF ~~Davidson~~ Williamson ) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Steve Summers** the within named bargainor/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 and seal at office this 16th of March, 2015.

CHERYL M. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission expires: 1-5-16

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$216,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16 of March 2015.

Notary Public
My Commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THE NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **Chris Rydburg and Grace Gerwin**
ADDRESS: **3704 Shane Point Place**
**Nashville, TN 37211**

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: **Suntrust Bank**
ADDRESS: **901 Semmes Ave. RVW 5023**
**Richmond, VA 23224**

TAX PARCEL ID#: **172160A00300CO**

# True Copy Certification

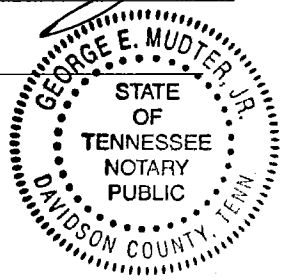
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:




My Commission Expires MAY 3, 2016