WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029698 DEEDWARR
Recvd: 04/20/15 14:42 4 pgs
Fees:23.00 Taxes:144.30
20150420-0035087

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clarence Summey	Clarence Summey	081-14-0-137.00
(NAME)	(NAME)	
P.O. Box 325	P.O. Box 325	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, we, **Owens Family Trust u/a/d January 15, 1991 and as amended May 31, 2007,** 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:

The following described real property in the City of Nashville, County of Davidson, State of Tennessee:

Being Lot No. 50 on the Revised Plan of FISK PARK, of record in Book 2331, page 114, Register's Office for said County, and described as follows:

BEGINNING at a point in the west margin of 24th Avenue North at the corner of Lots No. 49 and 50; thence with the line between said lots, Westerly 82 feet to a corner of Lot No. 34; thence with the line between Lots No. 34 and 50, Northerly 77.7 feet to the south margin of Hammond Drive; thence with the margin of the same, Easterly 62 feet to the beginning of a curve; thence around said curve, Southeasterly 31.4 feet to the west margin of 24th Avenue North; thence with the margin of the same, Southerly 57.5 feet to the point of beginning.

Being the same property conveyed to Augustus W. Owens and wife, Elsie Owens, by Warranty Deed from Robert James Hollmon and wife, Delores B. Hollmon, dated April 21, 1960, of record in Book 3067, page 333, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Augustus W. Owens and Elsie G. Owens, as Trustees under Owens Family Trust, dated January 15, 1991, by Quitclaim Deed from Augustus W. Owens and wife, Elsie Owens, dated April 20, 1993, of record in Book 8931, page 511, 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 matters appearing on the Plan of record in Plat Book 2331, page 114 and in Book 2331, page 90; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2401 Hammond Drive, 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 our hands this 4 day of April, 2015.

OWENS FAMILY TRUST U/A/D JANUARY 15, 1991
AND AS AMENDED MAY 31, 2007

Augustus W. Owens
Trustee

Elsie G. Owens
Trustee

State of _____
County of _____

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Augustus W. Owens, Trustee, 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 purposes therein contained.

WITNESS my hand and official seal at _____, _____, this _____ day of _____, _____.

_____
Notary Public
My Commission Expires: _____

State of _____
County of _____

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Elsie G. Owens, Trustee, 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 purposes therein contained.

WITNESS my hand and official seal at _____, _____, this _____ day of April, 2015.

_____
Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN DIEGO)

On April 8th 2015 before me, WILLIAM R. WOODS, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared ELSIE G OWENS.
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) ~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person~~(s)~~, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

WILLIAM R. WOODS
COMM. # 2086151
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Exp. OCT. 16, 2018

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED Document Date: _____
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: ELSIE G. OWENS	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ ~~Individual~~ ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN DIEGO)

On April 8th 2015 before me, WILLIAM R. WOODS, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared AUGUSTUS W. OWENS.
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

WILLIAM R. WOODS
COMM. # 2086151
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Exp. OCT. 16, 2018

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED Document Date: _____
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: AUGUSTUS W. OWENS.	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907