BILL GARRETT, Davidson County
Trans:T20150042279 DEEDWARR
Recvd: 06/01/15 10:55 2 pgs
Fees:13.00 Taxes:1020.83
20150601-0050313

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57372
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Hudson 616 Bayhill Court Hermitage, TN 37076	CitiBank N.A. 1000 Technology Drive O'Fallon, MO 63368

TAX MAP PARCEL NUMBERS: 075160A01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip M. Summers and Catherine A. Summers, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Hudson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Walden Woods, First Revision, Phase One of record in Book 9700, page 909, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip M. Summers and Catherine A. Summers by Warranty Deed from Penny L. Franklin, unmarried dated May 1, 2012 and recorded on May 3, 2012 of record in Instrument No. 20120503-0038062, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 909, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11244, page 105, Instrument No. 20060321-0032040, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 616 Bayhill Court, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of May, 2015.

Phillip M. Summers **Catherine A. Summers**

State of Tennessee

County of Davidson

On this 29th day of May, 2015, before me the undersigned authority, personally appeared Phillip M. Summers and Catherine A. Summers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $275,900.00.

Affiant

Sworn and subscribed before me this 29th day of May, 2015.

Notary

My Commission Expires: 3/24/19

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY