WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150054191 DEEDWARR
Recvd: 07/06/15 13:54 2 pgs
Fees:13.00 Taxes:758.50

20150706-0065052

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 210, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Strategic Options International, LLC	Strategic Options International, LLC	082-03-0-216.00
(NAME)	(NAME)	
2817 West End Ave., 126-148	2817 West End Ave., 126-148	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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 **Strategic Options International, LLC,** 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 in the 20th Ward of the City of Nashville and being part of an unnamed tract marked A.C. Webb on the plan of the Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office of Davidson County, Tennessee.

Beginning at a point at the northeast intersection of Cleveland Street and Stockell Street; thence with the easterly margin of Stockell Street, North 150.0 feet to a point; thence easterly 75.0 feet to a point; thence southerly 150.0 feet to a point in the north margin of Cleveland Street; thence with the margin of same westerly 75.0 feet to the point of beginning.

Being the same property conveyed to Robert L. Brown and wife, Marilyn Janet Brown, by Warranty Deed from Gladys L. Crawford, dated October 1, 1971, of record in Book 4542, page 598, Register's Office for Davidson County, Tennessee. The said Robert L. Brown having since died, and subject property being was vested in Marilyn Janet Brown as surviving tenant by the entirety. AND Being the same property conveyed to Clarence Summey by Quitclaim Deed from Marilyn Janet Brown, dated September 3, 1996, of record in Book 10178, page 699, 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 332, page 40; restrictions of record in Book 3368, page 23 and Book 3677, page 305; Rights of way of Stockell Street and Cleveland Street; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 215 Cleveland Street, Nashville, TN 37207
(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 29th day of June, 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 purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 20787

