Davidson County DEEDWARR
Recvd: 07/06/15 14:40 4 pgs
Fees:23.00 Taxes:2543.75
20150706-0065212

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)*

32472

W & I Ref: (DM) Title No.: 57635

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth N. Hancock Sherrie F. Hancock 30 Washington Park Nashville, TN 37205	Landmark Community Bank P.O. Box 1660 Collierville, TN 38027

TAX MAP PARCEL NUMBERS: 116-8-B-3.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$687,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **A. Keith Summar and Marshall L. Summar**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth N. Hancock and wife, and Sherrie F. Hancock** 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. 30 on the Revision No. 2 of Sugartree Phase 2 of record in Book 4860, pages 79 and 80, and amended in Book 4927, page 143, and in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5191, page 412, Book 5169 page 426, Book 5222, page 468 and Book 5238, page 93, Register's Office for said County, to which Plan and Amendments reference is made for a complete description.

Being the same property conveyed to Marie G. Summar by Warranty Deed from Sugartree properties, Inc., a Tennessee Corporation dated November 7, 1975 and recorded on November 7, 1975 of record in Book 4969, page 393, Register's Office for Davidson County, Tennessee. Marie G. Summar died, unmarred and intestate on October 20, 2007. The Estate of Marie G. Summar was filed for Intestate Administration in Docket No. 07P-1931, office of the Davison County Probate Court. A Keith Summar and Marshall Summar are the sole heirs-at-law of the said Marie G. Summar. See Affidavit of Heirship/Inheritance of record in Instrument No. 20121003-0090651, Register's Office for Davidson County, Tennessee. Letters of Administration were issued to A. Keith Summar. Subject property was never the primary residence of either Grantor.

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 4860, pages 79 and 80 and amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5191, page 412, Book 5169, page 426, Book 5222, page 468, Book 5238, page 93, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is made for a complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5125, page 401, Book 474, page 463, Book 5514, page 138, Book 5691, page 61, Book 11758, page 456, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Marshall L. Summar by A. Keith Summar pursuant to a Power of Attorney executed by him on the 29th day of June 2015, of record in Instrument No. 20150706-0065211 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit A to this instrument and incorporated herein by reference

This is improved property, known as 30 Washington Park, Nashville, TN 37205

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 30th day of June, 2015.

A. Keith Summar

Marshall L. Summar by A. Keith Summar, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 30th day of June, 2015, before me the undersigned authority, personally appeared **A. Keith Summar**, 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

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **A. Keith Summar** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marshall L. Summar**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2015.

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

My Commission Expires: _____

Notary

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: $687,500.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2015.

Notary

My Commission Expires: _____

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

EXHIBIT "A"
To
Warranty Deed

FROM: A. Keith Summar and Marshall L. Summar

TO: Kenneth N. Hancock and Sherrie F. Hancock

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

A. Keith Summar, Affiant

Sworn to and subscribed before me this 30th day of June, 2015.

Notary Public

My Commission Expires: _____

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

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:

