WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150060920 DEEDWARR
Recvd: 07/24/15 14:46 2 pgs
Fees:13.00 Taxes:610.50
20150724-0073064

State of Tennessee
County of ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joann Wade Sumrall Frederick R. Sumrall	Homestead Funding Corp	135160a03500co
(NAME)	(NAME)	
2429 Ravine Drive	2429 Ravine Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jessica J. Jackson, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joann Wade Sumrall and Frederick R. Sumrall, wife and husband,** 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:

Being Lot No. 51, on the Plan of Subdivision of Tracts 8, 9, and 10, on the Plan of Nashboro Village, of record Book 5200, pages 186-189, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jessica J. Jackson, unmarried, by deed of record in Instrument No. 20100408-0026566 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2429 Ravine Drive, Nashville, TN 37217
(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/our hands this 16th day of July, 2015.

Jessica J. Jackson

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Jessica J. Jackson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of July, 2015.

KRISTIE J. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

Notary Public
My Commission Expires: _____

File No.: 9700

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066