WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046370 DEEDWARR
Recvd: 06/02/16 09:35 2 pgs
Fees:13.00 Taxes:7.40
20160602-0055430

File No. 0001863

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000.00.

Benjamin P. DuBose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-3-20
(AFFIX SEAL)

TESSA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin P. DuBose, *et ux.*	New Owner	119-10-0-084.00
(NAME) 2811 Druid Drive	(NAME) 4109 Belmont Blvd., Apt B2	
(ADDRESS) Nashville, TN, 372105404	(ADDRESS) Nashville, TN, 37215	
(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, **David Summers, Crystal White, and Carl Summers,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin P. DuBose and Emily DuBose, husband and wife,** 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 Lot No. 65 on the Plan of Hidden Acres of record in Plat Book 1130, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lorrie Rhea Summers by Warranty deed from John Bradley Greer and wife, Kelly N. Greer of record in Instrument No. 20100804-0061412 Register's Office for Davidson County, Tennessee, dated August 02, 2010 and recorded on August 04, 2010. The said Lorrie Rhea Summers died intestate on July 13, 2014. Pursuant to an Affidavit of Heirship recorded simultaneously herewith at Instrument No. 20160602-0055428, R.O.D.C., the property vested in her three children: David Summers, Carl Summers, and Crystal White.

This property was not a marital residence of any of the Grantors herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2811 Druid Drive, Nashville, TN 372105404

(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 31st day of May, 2016.

David Summers

David Summers

Crystal Ann White by Ricky Dewayne White Sr

Crystal Ann White, by Ricky Dewayne White, Sr., attorney in fact

Carl Summers

Carl Summers a/k/a Carl Leslie Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carl Summers a/k/a Carl Leslie Summers and David Summers, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of May, 2016.

TESSA LAWSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 3-3-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ricky Dewayne White, Sr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be power of attorney for Crystal White, the within named bargainor, and that he as such power of attorney, executed the foregoing instrument for the purpose therein contained, by signing the name of Crystal White by himself as power of attorney pursuant to a specific power of attorney recorded simultaneously herewith at Instrument No. 20160602-0055429, R.O.D.C.

Witness my hand and official seal at Nashville, Tennessee, this 31, day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 3-3-20

TESSA LAWSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY