WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054193 DEEDWARR
Recvd: 06/24/16 14:24 2 pgs
Fees:13.00 Taxes:397.75

20160624-0064827

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Jonathan Wesley White, Claire Marie Tyner & Cheryl L. White	new owner	081-14-0-137.00
(NAME)	(NAME)	
2401 Hammond Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 **Jonathan Wesley White and Claire Marie Tyner, husband and wife and Cheryl L. White,** 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:

The following described real property in the City of Nashville, County of Davidson, State of Tennessee:

Being Lot No. 50 on the Revised Plan of FISK PARK, of record in Book 2331, page 114, Register's Office for said County, and described as follows:

BEGINNING at a point in the west margin of 24th Avenue North at the corner of Lots No. 49 and 50; thence with the line between said lots, Westerly 82 feet to a corner of Lot No. 34; thence with the line between Lots No. 34 and 50, Northerly 77.7 feet to the south margin of Hammond Drive; thence with the margin of the same, Easterly 62 feet to the beginning of a curve; thence around said curve, Southeasterly 31.4 feet to the west margin of 24th Avenue North; thence with the margin of the same, Southerly 57.5 feet to the point of beginning.

Being the same property conveyed to Clarence Summey, by Warranty Deed from Owens Family Trust u/a/d January 15, 1991, and as amended May 31, 2007, of record in Instrument No. 20150420-0035087, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, 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 2331, page 114 and in Book 2331, page 90; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2401 Hammond Drive, Nashville, TN 37208
(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 21st day of June, 2016.

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 21st day of June, 2016.

Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016