WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160090904 DEEDWARR
Recvd: 10/14/16 14:09 2 pgs
Fees:13.00 Taxes:555.00

20161014-0109002

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Clarence Summey	Clarence Summey	80-04 64.00
(NAME)	(NAME)	
P.O. Box 325	P.O. Box 325	80-04 65.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, **Araminta Williams,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Summey,** 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:

First Tract:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being parts of Lots 16 and 17 on the unrecorded plan of the re-subdivision of Lots Nos. 1 to 8, both inclusive, Block 2 in G.T. Sheegog's Subdivision described as follows:

Beginning at the spike set in the intersection of the center line of County Hospital Road, formerly Asylum Road, and Hydes Ferry Pike; thence with the center of said County Hospital Road, North 36 degrees 30 feet East 79.4 feet to a spike in the center of said road; thence leaving said road, southeasterly 125.5 feet to a steel post a corner of the property conveyed to James M. Foster and wife, by deed in Book 2303, page 297, thence along Foster's northwesterly line, southwesterly 128.4 feet to a spike in the center of Hydes Ferry Road; thence with the center of the same, North 31 degrees 45 feet west 136.5 feet to the point of beginning.

Being the same property in which a one-half undivided interest was conveyed to Talton T. Williams and wife, Araminta Williams, by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs, dated March 15, 1984, of record in Book 6446, page 290, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Araminta Williams by Quitclaim Deed from Talton Williams, dated August 2, 2010, of record in Instrument No. 20100811-0063438, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Araminta Williams by Quitclaim Deed from Johnny Burroughs and wife Linda Burroughs, dated July 7, 2016, of record in Instrument No. 20160708-0070136, Register's Office for Davidson County, Tennessee.

Second Tract:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being part of Lots 16 and 17 on the unrecorded plan of the re-subdivision of Lots Nos. 1 to 8, inclusive of Block 2 in G.T. Sheegog's Subdivision described as follows:

Beginning at the point in the center line of Old Hydes Ferry Pike, which is 124.5 feet southeast from the center line of Asylum Road, being the southwest corner of the property of Dave H. Jones and wife, thence with their line, northeasterly 128 feet, more or less, to a point; thence southeasterly 50 feet to a point; thence south 36.5 degrees west and 152 feet 2 inches, more or less, to the centerline of Old Hydes Ferry Pike; thence with the centerline of the same, north 31.75 degrees west 65 feet, more or less to the point of beginning.

Being the same property in which a one-half undivided interest was conveyed to Talton T. Williams and wife, Araminta Williams, by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs, dated March 15, 1984, of record in Book 6446, page 269, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Araminta Williams by Quitclaim Deed from Talton Williams, dated August 2, 2010, of record in Instrument No. 20100809-0062469, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Araminta Williams by Quitclaim Deed from Johnny Burroughs and wife Linda Burroughs, dated July 7, 2016, of record in Instrument No. 20160708-0070137, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, and by acceptance of this conveyance, is expressly assumed by Grantees.

unimproved ☐

This is improved ☑ property, known as 1700 County Hospital Road, Nashville, TN 37218
3212 Hydes Ferry Road, Nashville, TN 37218

(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 12th day of October, 2016.

Araminta Williams

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Araminta Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of October, 2016.

BRIAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

Notary Public
My Commission Expires: _____