Davidson County DEEDWARR
Recvd: 03/03/17 09:03 3 pgs
Fees:18.00 Taxes:747.40
20170303-0021066

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/4/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wilhelmus Codington and Libby Codington	F&M Bank	119 03 0 114.00
(NAME)	(NAME)	
361 Flushing Drive	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Two Thousand And No/100 Dollars ($202,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SummerCo Home Buyers, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wilhelmus Codington and Libby Codington, 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. 105 on the Plan of Glencliff Estates, Section 5 of record in Plat Book 2133, Page 21, 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 James Homer, unmarried by Warranty Deed from Brandy Alan, unmarried dated May 2, 2005 and recorded May 5, 2005 as Instrument No. 20050505-0050779 with the consideration amount of $138,000.00, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to SummerCo Home Buyers, LLC, a Tennessee Limited Liability Company, by Warranty Deed from James O. Homer, unmarried, dated September 6, 2016 and recorded September 14, 2016 in Instrument No. 20160914-0096502 and Corrective Deed recorded November 9, 2016 as Instrument No. 20161109-0118651 and re-recorded in Instrument No. 20161114-0120020, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-167279BSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 361 Flushing Drive, Nashville, TN 37211

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, has 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 our hands this 10th day of November, 2016.

SummerCo Home Buyers, LLC by Trey Cain,
~~Attorney In Fact~~ Authorized Representative
HMS

BY: _____
Trey Cain, as ~~Authorized Representative~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **Trey Cain as, Authorized Representative** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **SummerCo Home Buyers, LLC** and who acknowledges that she executed the same as the free act and deed of the said **SummerCo Home Buyers, LLC** ~~by virtue of a Limited Durable Power of Attorney, duly executed~~. HMS

WITNESS my hand and official seal of office, this the 10th day of September, 2016.

_____
NOTARY

MY COMMISSION EXPIRES: 9.19.18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File Number: GRN-167279BSO

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY