WARRANTY DEED

KPG17-0113

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me this 1st DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David N. Sumners	SWBC MORTGAGE CORP.	
113 Gordon Terrace (ADDRESS)	9311 SAN PEDRO #100 (NAME)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	SAN ANTONIO, TX 78216 (ADDRESS) (CITY) (STATE) (ZIP)	071-04-0-001.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WOODWARD URBAN DEVELOPMENT, GP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID N. SUMNERS, A SINGLE MAN, AND APRYL REED, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 21 and the Westerly 20 feet of Lot 23 on the Plan of John L. Gordon & Wife Subdivision of record in Plat Book 843, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots adjoin and front together 80 feet on the Northerly side of Gordon Terrace and run back between lines to a dead line being the Northerly boundary of said subdivision.

Being the same property conveyed to Lawanna Edwards, unmarried and Chrissy Kirkwood unmarried by Warranty deed from James William Patton and wife Naomi Patton of record in Instrument No. 20131217-0127587 Register's Office for Davidson County, Tennessee, dated December 16, 2013 and recorded on December 17, 2013.

Being the same property conveyed to Woodward Urban Development, GP by Quitclaim deed from LaWanna Edwards unmarried and Chrissy Kirkwood, unmarried of record in Instrument No. 20140617-0052875 Register's Office for Davidson County, Tennessee, dated April 22, 2014 and recorded on June 17, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 113 Gordon Terrace , Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170048664 DEEDWARR
Recvd: 06/07/17 15:24 2 pgs
Fees:13.00 Taxes:758.50
20170607-0057236

Witness my/our hand(s) this 1st day of June, 2017.

Woodward Urban Development, GP

Chrissy Kirkwood, Partner

LaWanna Edwards, Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of June, 2017, before me personally appeared Lawanna Edwards and Chrissy Kirkwood, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Woodward Urban Development, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of June, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959