Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170078698 DEEDWARR
Recvd: 09/08/17 10:33 2 pgs
Fees:13.00 Taxes:712.25
20170908-0092416

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $192,500.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2017

Notary Public
My commission expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Madison Gourley 1003 B Virginia Avenue Nashville, TN 37216	New owner	061-11-0-309.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **SummerCo Home Buyers, LLC, (a/k/a Summer Co Home Buyers, LLC) a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Madison Gourley, unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being the easterly 65 feet of the southerly 165 feet of Lot No. 33 on the Plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 fronts 65 feet on the northerly side of Virginia Street and runs back between parallel lines, 165 feet to a line measuring 65 feet thereon.

Being the same property conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by Installment Deed from W. C. Young and wife, Era G. Young dated July 30, 1981 of record in Book 5779, Page 693, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being a part of Lot No. 33 on the plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 is more particularly described as follows:

Beginning at the northwest corner of that part of Lot No. 33 previously conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by Deed of record in Book 5779, Page 693, said Register's Office; thence North 35° 30' East (along the westerly line of Lot No. 33) 43 feet to a point; thence South 54° 30' East 65 feet to a point on the easterly boundary of said Lot No. 33; thence South 35° 30' West (along the easterly boundary of Lot No. 33) 43 feet to the northeast corner of the part of Lot No. 33 previously conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by Deed of record at Book 5779, Page 693, said Register's Office; thence 54° 30' West (along the northerly boundary of the part of Lot No. 33 previously conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by Deed of record in Book 5779, Page 693, said Register's Office) 65 feet to the

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: K-VRES-17-1003

point of beginning.

Being the same property conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by deed from W. C. Young and wife, Era G. Young of record in Book 8905, Page 28, Register's Office for Davidson County, Tennessee, and further conveyed to Joshua Duane Lusty a 1/3rd interest by Quitclaim Deed of record as Instrument No. 20041222-0152334, Register's Office for Davidson County, Tennessee.

Both tracts being the same property conveyed to Summer Co Home Buyers, LLC, a Tennessee limited liability company, by Warranty Deed from Samuel Brian Lusty and wife Pamela Ann Lusty and Joshua Duane Lusty, a married man, dated June 9, 2017 of record as Instrument No. 20170614-0059778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1003 B Virginia Avenue, Nashville, TN 37216.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 31st day of August, 2017.

SummerCo Home Buyers, LLC, a
Tennessee limited liability company

By: _____

Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Trey Cain, Authorized Representative **for SummerCo Home Buyers, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **limited liability company** as such Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 31st day of August, 2017.

_____
Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21
FILE NO: 2017075404