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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Affiant

Subscribed and sworn to before me, this 29th day of November 2017.

Notary Public
My commission expires: 1/8/21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Bill Garrett Davidson County
Batch# 40858 DEEDWARR
12/22/2017 12:38:49 PM 2 pgs
Fees: $13.00 Taxes: $603.10
20171222-0130641

Address of New Owner:	Send Tax Bills to:	Tax Information
SummerCo Home Buyers, LLC 179 Riverwood Drive Franklin, TN 37069	Same	058-15-0-158.00

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, **Nicole Westmoreland and husband, Weldon Burns,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **SummerCo Home Buyers, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, Being Lot No. 11 on the Plan of Gold Key Addition, Section 1, as of record in Book 4675, pages 14 & 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James L. Johnson and wife, Helen Westmoreland Johnson, by Warranty Deed from Cumberland Builders, Inc. dated November 16, 1984 of record in Book 6431, page 942, Register's Office for Davidson County, Tennessee. The said James L. Johnson died on June 23, 2008, in Davidson County, Tennessee, leaving his wife, Helen Westmoreland Johnson, surviving as tenant by the entirety. The said Helen Westmoreland having since died on June 22, 2015, in Davidson County, Tennessee, leaving as her only heir, her daughter, Nicole Westmoreland, age 47, as evidenced by Affidavits of Heirship of record in Instrument Numbers 20171222.0130639 and 20171222.0130640 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 **4076 Kings Lane, Nashville, TN 37218.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 4675, pages 14 and 15; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 4734, Page 761, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office for Davidson County, Tennessee.

Weldon Burns joins in this conveyance to convey any marital interest he may have on property.

described herein.

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 29th day of November 2017.

Nicole Westmoreland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nicole Westmoreland,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of November 2017.

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21

WITNESS my hand this the 29th day of November 2017.

Weldon Burns

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Weldon Burns,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 29th day of November 2017.

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21

FILE NO: 2017115612