WARRANTY DEED

Bill Garrett Davidson County
Batch# 54862 DEEDWARR
02/05/2018 10:33:55 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20180205-0011308

R-VRES-17-5613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/25/21 (AFFIX SEAL)

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-25-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen Sommers and Jake Sommers		
(NAME)	(NAME)	
5613 Tennessee Avenue	5 Sir Kenneth Ct.	**091-06-0-381.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Northport, NY 11768	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONA H. TANNLER, MARRIED AND JOSEPH HOUSE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN SOMMERS, A MARRIED WOMAN, AND JAKE SOMMERS, AN UNMARRIED MAN,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 1520 of Block No. 202 on the Plan of Extension of Plan No. 1 West Nashville of record in Plat Book 57, Page 173, 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 Lot No. 1520 fronts 25 feet of the Southerly side of Tennessee Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dona H. Tannler, a married woman and Joseph House, an unmarried man, as joint tenants with right of survivorship by Warranty deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20151117-0116753 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 17, 2015.

The above-described property has never been the primary or marital residence of Dona H. Tannler.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee.
- Easements to The Metropolitan Government of Nashville and Davidson County of record in Book 5699, Page 576, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5613 Tennessee Avenue, Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2018.

Dona H. Tannler by Nathan Keith AS ATTORNEY IN FACT
Dona H. Tannler by Nathan Keith as Attorney in Fact

Joseph House by Nathan Keith AS ATTORNEY IN FACT
Joseph House by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONA H. TANNLER AND JOSEPH HOUSE, and who acknowledged he/she/they executed the same as the free act and deed of the said DONA H. TANNLER AND JOSEPH HOUSE.

Witness my hand and official seal, this the 31st of January, 2018.

Melissa Jansen
Notary Public
My Commission Expires: _____
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212