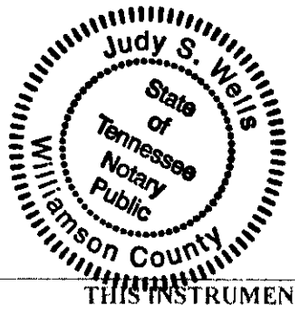
Bill Garrett Davidson County
Batch# 93136 DEEDWARR
05/16/2018 02:17:03 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20180516-0046842

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $375,000.00 Affiant Subscribed and sworn to before me, this the 15th day of May, 2018. Notary Public My commission expires: 6/22/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stewart Faulkner Summers Allingham Burks Summers, II Stewart Elliott Summers	**Stewart Faulkner Summers**	
4402 Illinois Ave.	**4402 Illinois Ave.**	091-08-0-225.00
Nashville, TN 37209	**Nashville, TN 37209**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIN MACKENZIE MASON NKA ERIN MACKENZIE GRIFFIN AND JOHN M. GRIFFIN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEWART FAULKNER SUMMERS, UNMARRIED, ALLINGHAM BURKS SUMMERS, II AND WIFE, STEWART ELLIOTT SUMMERS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 305 and the West 15 1/2 feet of Lot No. 303, Block 44 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page 74 and 75, 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 and part of lot adjoin and front together 40.5 feet on the Northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Erin Mackenzie Mason, unmarried and John M. Griffin, unmarried both as joint tenants with full rights of survivorship by Warranty deed from Mark Hamilton, married of record in Instrument No. 20130925-0100654 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 25, 2013.

Being also known as 4402 Illinois Avenue, Nashville, Tennessee 37209.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2018.

Erin Mackenzie Mason NKA Erin Mackenzie Griffin

John M. Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erin Mackenzie Mason NKA Erin Mackenzie Griffin and John M. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018