This instrument prepared by:
Ethan K. Summers
2121 Sadler Ave.
Nashville, TN 37210

Owner/Responsible Taxpayer
Ethan K. Summers and Kelcee Hopkins Summers
2121 Sadler Ave.
Nashville, TN 37210

Map/Parcel No.: 106-13-0-139.00

Bill Garrett Davidson County
Batch# 131389 DEEDWARR
08/21/2018 09:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180821-0082679

1648433

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of August, 2018, by and between Ethan K. Summers, a married man, joined by his wife, Kelcee Hopkins Summers, whose address is 2121 Sadler Ave., Nashville, TN 37210 party of the first part, and Ethan K. Summers and Kelcee Hopkins Summers, husband and wife, as tenants by the entirety, whose address is 2121 Sadler Ave., Nashville, TN 37210 party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Being the same property conveyed to Ethan K. Summers by Deed from Scott Bonner and wife, Lisa Rota of record in Instrument Number 20140717-0063313 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 2121 Sadler Ave., Nashville, TN 37210

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the hand and seal of the party of the first part the day and year first above written.

Ethan K. Summers

Kelcee Hopkins Summers

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Amy Statham Donnell, a Notary Public in and for said County and State, Ethan K. Summers and Kelcee Hopkins Summers the within named bargainor, individual(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, at office, this 7th day of August, 2018.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 11/03/20

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A)(i), no tax shall be due on the transfer of any real estate where such is a conveyance to add spouse.

Ethan K. Summers

Kelcee Hopkins Summers

Witness my hand, at office, this 7th day of August, 2018.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 11/03/20

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001648433

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT #20140717-0063313 AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 64 ON THE PLAN OF SADLER PLACE OF RECORD IN BOOK 332, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL MATTERS SHOWN ON THE PLAN, WITH OWNER'S CERTIFICATE, OF RECORD IN BOOK 332 PAGE 31, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO ETHAN K. SUMMERS, UNMARRIED, FROM SCOTT BONNER AND WIFE, LISA ROTA, RECORDED ON JULY 17, 2014, IN INSTRUMENT #20140717-0063313, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 106-13-0-139.00

COMMONLY KNOWN AS 2121 SADLER AVE, NASHVILLE, TN 37210
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

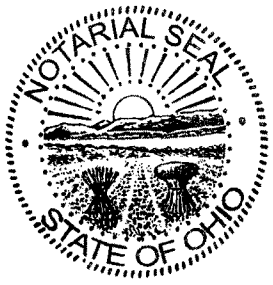
I, Angelia Webb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Pia Behm, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: _____
Notary Seal



PIA BEHM
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 26, 2022