Karen Y Johnson Davidson County
Batch# 150394 DEEDQC
10/10/2018 10:32:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181010-0100419

QUITCLAIM DEED

	Map Parcel Numbers: **07408010400**
ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**
Appalachian Holdings, LLC 336 21st Avenue North Nashville, TN 37203	Appalachian Holdings, LLC 210 Fairfax Avenue Nashville, TN 37212

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand, and other good and valuable consideration, I, SAMUEL J. SUMMERS, Grantor, by these presents hereby quitclaim and convey unto APPALACHIAN HOLDINGS, LLC, Grantee, its successors and assigns, all my right, title, and interest in and to the following described tract of land:

Being Lot No. 768 on the Plan of Section Seven, Hermitage Hills, of record in Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Janice Rutter and Larry William Rutter by Trustee's Quitclaim Deed from Anita Lester, Trustee, of record in Instrument 20110608-0043769, dated June 2, 2011, Register's Office for said County.

This being the same property conveyed to Samuel J. Summers, unmarried, from Janice Rutter and Larry William Rutter, unmarried, by warranty deed dated September 21, 2017, of record under instrument number 20170925-0098088 Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3399, Page 446 and Book 3404, Page 165, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 62 and 63, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as 7022 Bonnavent Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

WITNESS my hand this 3 day of October, 2018.

SAMUEL J. SUMMERS

STATE OF TN)
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named, SAMUEL J. SUMMERS, the Grantor with whom I am personally acquainted and who acknowledged that he executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and official seal at 3362 1st Ave N Nashville Davidson County, Tennessee, on this 3 day of October, 2018.

Notary Public

My Commission Expires: 11/08/2021

CHELSEA L. PARHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is -0-.

SAMUEL J. SUMMERS

Sworn to and subscribed before me this 3 day of October, 2018.

Notary Public

My Commission Expires: 11/08/2021

CHELSEA L. PARHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by:

LEITNER, WILLIAMS, DOOLEY & NAPOLITAN, PLLC

By: _____

Thomas J. Dement II
Attorneys at Law
201 4th Avenue North, Suite 1100
Nashville, Tennessee 37219
(615) 255-7722
Thomas.dement@leitnerfirm.com