Karen Y Johnson Davidson County
Batch# 181150 DEEDWARR
01/07/2019 11:00:35 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20190107-0001526

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 28 day of December, 2018.

Notary Public

My commission expires: 9-26-19

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Summit Properties Elite, LLC	SAME	**06409008800**
319 Hickerson Dr. Suite A		
Murfreesboro, TN 37129		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Steven Troy Bess and wife, Ginger Marie Bess

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Summit Properties Elite, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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 Lots 3, 4, 5, and 6 in Block D, Map of Hadley's Bend Subdivision, of record in Plat Book 421, Page 120, Register's Office of Davidson County, Tennessee.

Said Lots 3, 4, 5, and 6 front together 100 feet on the southerly margin of Commerce Street and run back between parallel lines 164 feet on the westerly line of Lot 3, and 143 feet on the easterly line of Lot 6.

Being the same property conveyed to Steven Troy Bess and Ginger Marie Bess, a married couple, by quitclaim deed from Tommie Cornwell, Trustee of the Robby and Tommie Cornwell Living Trust, dated 9/8/17 of record in Instrument No. 201709080092685, Register's Office of Davidson County, Tennessee. Ashley Green executes this instrument on behalf of Steven Troy Bess and Ginger Marie Bess pursuant to Specific Durable Power of Attorney being recorded simultaneously herewith in Instrument No. *, Register's Office of Davidson County, Tennessee. * 20190107-0001525

Certification is hereby made that under the legal doctrine of After Acquired Property, a Warranty Deed, executed after the execution of a Deed of Trust which encumbers the property conveyed by the Warranty Deed, neither effects the validity of the lien created by the Deed of Trust, nor the Lender's lien position.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 127 Commerce Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Steven Troy Bess by his attorney in fact, Ashley Green Date: 12/28/18
Steven Troy Bess, by his attorney in fact, Ashley Green

Ginger Marie Bess by her attorney in fact, Ashley Green Date: 12/28/18
Ginger Marie Bess, by her attorney in fact, Ashley Green

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, personally appeared Ashley Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself to be the Attorney-In-Fact for Steven Troy Bess and Ginger Marie Bess, the within named bargainors, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names of Steven Troy Bess and Ginger Marie Bess, by the said Ashley Green as Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of December, 2018.

Notary Public

My Commission Expires: 4/6/22

WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY