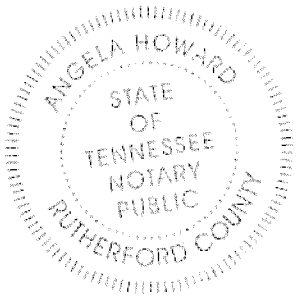
# WARRANTY DEED




State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 5/22/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| William Gentry Wheat | New Owner | 81/7/277.00 |
| (NAME) | (NAME) | |
| 102 Janice Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Murfreesboro, TN 37128 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 245152 DEEDWARR
06/18/2019 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20190618-0058750

FOR AND 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 ACKNOWLEDGED, I, **Clarence Summey, a married person, **** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Gentry Wheat, a married man,** 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 Lot No. 29 in Menees Subdivision of Lot No. 8 of the Thos. Woodard Plan, as of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the east side of 15th Avenue, North, formerly Hutchison Avenue, and runs back between parallel lines 127.1 feet on the north line and 125.8 feet on the south line to a 14-foot alley.

Being the same property conveyed to Clarence Summey, by Warranty Deed dated June 19, 2014, from Araminta Williams, of record in Instrument No. 20140624-0055218, Register's Office for Davidson County, Tennessee.

**"Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property."

**This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 161, page 44; of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 1908 15th Avenue N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my hand this 12th day of June, 2019.

Clarence Summey

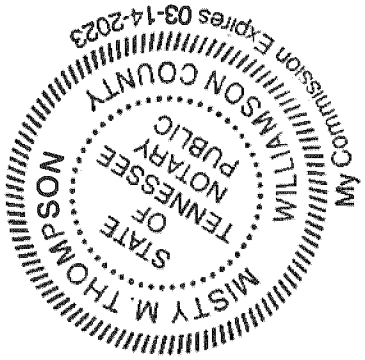
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clarence Summey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of June, 2019.

Notary Public
My Commission Expires: _____

File No.: 29594



# True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 11.20.22

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY