WARRANTY DEED

Karen Johnson Davidson County
Batch# 255019 DEEDWARR
07/10/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190710-0067306

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 2/12/22

(AFFIX SEAL)

AMY CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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
Modern Homes LLC	Same	081-03-0-376.00
(NAME)	(NAME)	
222 Pelham Dr		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Modern Homes LLC,** 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 the southerly 50 feet of the northerly 100 feet of Lot No. 6 in the subdivision of Lot No. 33 Owen Buena Vista Plan, as of record in Book 57, page 26, R.O.D.C. Tennessee, as follows:

Said southerly 50 feet of the northerly 100 feet of Lot No. 6 fronts 50 feet on the easterly margin of 14th Avenue North and runs back between parallel lines 181 feet to a dead line in the rear measuring 50 feet thereon.

Being the property conveyed to Clarence Summey by Warranty Deed dated January 15, 2015, from Nancy Ryans, of record in Instrument No. 20150120-0005546, 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."

(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 9th day of July, 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 9th day of July, 2019.

Notary Public
My Commission Expires: _____

File No.: 29337

STATE OF TENNESSEE NOTARY PUBLIC MISTY M. THOMPSON WILLIAMSON COUNTY My Commission Expires 03-14-2023

I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY