6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 258812 **DEEDWARR**
07/19/2019 08:54:29 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20190719-0070727

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Martin R Bauer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

L. DYKE TATUM STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin R. Bauer and Margaret E. Bauer	**SAME**	142-07-0C-101.00CO
(NAME)	(NAME)	
221 Myhr Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Clara Elizabeth Summar,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Martin R. Bauer and Margaret E. Bauer, husband and wife,** 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:

Being Unit No. 101 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312 said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Sammie Louise Summar, Clara E. Summar and M. Lucile Summar by deed dated July 25, 1988 from Rochford Realty and Construction Co., Inc., a Tennessee Corporation of record in Book 7620, Page 63, Register's Office for Davidson County, Tennessee. The said M. Lucile Summar being one and the same as Margaret Lucile Summar died October 30, 2006 and by Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 07P-124 Devised said property to Sammie Louise Summar and Clara E. Summar. Thereafter Sammie Louise Summar died January 27, 2012 and by Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 12P-496 devised said property to Clara E. Summar being one and the same as Clara Elizabeth Summar. Thereafter Clara Elizabeth Summar died June 25, 2019 and by Last Will and Testament probated in the Seventh Circuit Court of Davidson County, Tennessee under Docket No. 19P1211, dated July 11, 2019, George T. Johnston and David L. Summar, Co-Executors of the Clara Elizabeth Summar Estate were directed and authorized to sell said property.

unimproved ☐

This is improved ☑ property, known as 221 Myhr Green, Nashville, TN 37221
(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/our hands this 15th day of July, 2019.

The Estate of Clara Elizabeth Summar

By: _____ COUNSEL
George T. Johnston, Co-Executor

By: _____
David L. Summar, Co-Executor

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **George T. Johnston and David L. Sumnar** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **themselves** to be **Co-Executors** of **The Estate of Clara Elizabeth Summar** and that **they** as such **Co-Executors** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **themselves** as **Co-Executors**.

WITNESS my hand and seal this 15th day of July, 2019.

_____
Notary Public I. Dyke Tatum
My Commission Expires: 3/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 19-Bauer