WARRANTY DEED

Karen Johnson Davidson County
Batch# 335941 **DEEDWARR**
12/30/2019 08:43:23 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20191230-0134240

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: 11.8.21

(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
Sky Houses, Inc.	New owner	093-16 308.00
(NAME)	(NAME)	
2505 Hester Court		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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****, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sky Houses, Inc.**, 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:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 26 of Block "B" on the map of Hermitage Addition to South Nashville, of record in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot fronts 50 feet on the northerly side of Fain Street, formerly Hermitage Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to, Clarence Summey, by Warranty Deed form Robert O'Malley and Betty O'Malley, dated June 2, 2015, of record in Instrument No. 20150605-0052935, Register's Office for Davidson County, Tennessee.

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 57, pages 42 and 43; Rights of way of Fain Street and an alley; all of record in the 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."**

unimproved ☐

This is improved ☑ property, known as 132 Fain Street, Nashville, TN 37210
(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 27th day of December, 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 27th day of December, 2019.

Notary Public
My Commission Expires: _____

File No.: 30138

