Karen Johnson Davidson County
Batch# 410997 DEEDWARR
06/05/2020 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20200605-0058093

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00.

Adam J Summers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2020.

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/19/2023
(AFFIX SEAL)

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-040836

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam J. Summers and David J. Summers	U.S. Bank	
(NAME) 1217 McChesney Ave.	(NAME) P.O. Box 20005	0703-0-386.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Owensboro, KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD C. FOSTER, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM J. SUMMERS AND DAVID J. SUMMERS, A MARRIED COUPLE** 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. 1 on the Plan of Resubdivision of Lot 215 on the Map of Inglewood Place of record in Instrument No. 20071011-0120923, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard C. Foster, unmarried by Warranty deed from Bruce Melancon and Lauren Melancon of record in Instrument No. 20150401-0028075 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on April 01, 2015.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 1217 McChesney Ave, Nashville, TN 37216
(House No.) (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 hand(s) this the 28th day of May, 2020

Richard C. Foster

Richard C. Foster

Britney Harriss Foster

Britney Harriss Foster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of May, 2020, before me personally appeared Richard C. Foster and Britney Harriss Foster to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 28th day of May, 2020.

Commission Expires: 5/2/22

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY