WARRANTY DEED

Karen Johnson Davidson County
Batch# 524342 **DEEDWARR**
12/03/2020 12:03:55 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20201203-0140539

W-SB-BMR-20-4732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAR 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leon J. Fluker and Rebecca M. Fluker		
(NAME)	(NAME)	
4732 Indian Summer Drive	**New Owner**	**032-09-0-111.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK RANKIN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEON J. FLUKER AND REBECCA M. FLUKER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 172 on the Plan of The Final Plat of Quail Ridge, Section Four of record in Plat Book 7900, Page 161, 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 Mark Rankin, a married man by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization 2006-OPT1 Mortgage Pass-Through Certificates, Series 2006-OPT1 of record in Instrument No. 20081103-0109049 Register's Office for Davidson County, Tennessee, dated October 16, 2008 and recorded on November 03, 2008.

The execution of this instrument is effected by the signature of John Gleaves as Attorney-in-Fact for Mark Rankin and Stephanie Rankin, which Power of Attorney is recorded in Instrument No. 20201203-0140537, and in Instrument No. 20201203-0140538, both in said Register's office.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 161, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8163, Page 781, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4732 Indian Summer Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd DAY OF NOVEMBER, 2020.

Mark Rankin by John Gleaves
Attorney in Fact

Stephanie Rankin by John Gleaves
Attorney in Fac

Stephanie Rankin, spouse of Mark Rankin, hereby joins in this conveyance and does transfer and convey any and all marital interest Stephanie Rankin may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARK RANKIN and REBECCA RANKIN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARK RANKIN and REBECCA RANKIN.

Witness my hand and official seal this the 23rd of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212