Karen Johnson Davidson County
Batch# 588584 DEEDWARR
03/10/2021 10:34:55 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20210310-0031330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 11/5/24

(AFFIX SEAL)

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Young Moss	New Owner	156050A01800CO
(NAME) 918 Silkwood Circle	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, WE,

CATHY ANN SUMMERS AND PHILLIP MARK SUMMERS, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

YOUNG MOSS, AN UNMARRIED WOMAN,

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 Unit No. 18, on the Plan of Harpeth Village PUD, Section 2, Phase 2, as depicted on Exhibit A of the Declaration of Covenants Conditions and Restrictions for Harpeth Village of Record in Instrument No.20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, 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 Phillip Mark Summers and Cathy Ann Summers, husband and wife by Deed dated December 11, 2015 from Danco Development Inc. dba Franklin Heritage Homes, recorded December 15, 2015, in Instrument Number 20151215-0126116, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 918 Silkwood Circle, Nashville, TN 37221

LT&E File #17628

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 9th day of March, 2021

Cathy Ann Summers

Phillip Mark Summers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of March, 2021, before me personally appeared Cathy Ann Summers and Phillip Mark Summers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of March, 2021.

Notary Signature
My commission expires: 11/14/21

COUNTY OF WILLIAMSON
J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC

LT&E File #17628