(1)

Karen Johnson Davidson County
Batch# 857542 DEEDWARR
05/18/2022 10:09:04 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220518-0057299

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2022.

Notary Public

My commission expires: 01-06-25

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul Branson Summers and Leslie Summers	~~New Owner~~ Mortgage Investors Group	**119-03-0-025.00**
103 Garwood Drive	8320 East Walker Springs Lane Suite 200	
Nashville, TN 37210	Knoxville, TN 37923	

FOR AND IN 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,

CK Flips 615, LLC, a Limited Liability Company

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

Paul B. Summers and Leslie P. Summers, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Mertie Milwee of record in Plat Book 2331, Page 117, 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 CK Flips 615, LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated January 27, 2022, of record in Instrument No. 20220214-0016375, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 2331, Page 117, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1787, Page 403, amended in Book 2495, Page 513, Book 2499, Page 289, Book 2538, Page 99 and Book 4099, Page 762, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 103 Garwood Drive, Nashville, TN 37210.

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 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 16th day of May, 2022.

CK Flips 615, LLC, a Limited Liability Company

By: _____
Connor Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Connor Kennedy, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of CKFlips615, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Brentwood TN, this 16th day of May, 2022.

My Commission Expires: 11-5-2024

_____
Notary Public

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 22-288
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027