WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/05 16:20 2 pgs
Fees:13.00 Taxes:225.70
20050830-0103929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: March 21, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Bicentennaial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ponzetta Summers-Waugh	Southstar Funding, LLC	091-08-0-061
(NAME)	(NAME)	
1021 43rd Ave. North	400 Northridge Road, Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Atlanta, GA 30350	
(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, Hattie Francis Gardner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ponzetta Summers-Waugh, and husband, Stacy Waugh, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1021 43rd Avenue North, Nashville, TN 37209

(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 24th day of August, 2005.

Hattie Francis Gardner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Hattie Francis Gardner, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of August, 2005.

Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 2005.

Commission expires:

Notary Public

CURVINA BOSEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires 2009

EXHIBIT A

Being Lot No. Thirty One (31), L. H. Davis Subdivision of Lot 41 Clifton Plan of Lots in the old 13th Civil District of Davidson County, Tennessee.

Said Lot No. 31 fronts fifty (50) feet on the west side of Douglass Avenue, now known as 43rd Avenue North and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Raymond Gardner and wife, Hattie Francis Gardner, by deed from Karen M. West and husband, Richard S. West, executed 01/12/49 and filed for record on 01/24/49 in Book 1680, Page 270, Register's Office for Davidson County, Tennessee. The said Raymond Gardner having since died on 7/5/2003.