BOX 30-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0103

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,700.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of March, 2013

Robin S. Edwards
Notary Public
Commission Expires: 2/4/2015

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Brent C. Holden<br>1706 Bonner Avenue<br>Nashville, TN 37215 | Summit Funding, Inc.<br>2601 Fair Oaks Blvd.<br>Sacramento, CA 95864 | 131.03-0-105.00 |

# WARRANTY DEED

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, I/WE,

**Edna Little Green**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brent C. Holden and wife, Tisha L. Holden**

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. 44 on the Map of Green Hills Subdivision No.2, as of record in Book 547, page 139, Register's Office for said County

Said Lot No. 44 fronts 70 feet on the North side of Bonner Avenue and runs back between lines, 165 feet 1 inch on the east line and 165 feet 9 inches on the west line, to a dead line in the rear on which measures 70 feet.

Being the same property conveyed to John C. Green, Jr. and Edna Little Green, by Deed from William C. Greer, et ux, Wilfred Massey of record in Book 3825, page 711, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce, (No. 49766, in the Domestic Relations Court of Davidson County, Tennessee), of record in Book 4167, page 55, Register's Office for Davidson County, Tennessee, all right, title and interest in subject property was divested from John Crutcher Green, Jr. (a/k/a John C. Green, Jr.) and vested in Edna Little Green.

Property address: 1706 Bonner Avenue Nashville, TN 37215

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

BILL GARRETT, Davidson County
Trans:T20130019762 DEEDWARR
Recvd: 03/11/13 14:56 2 pgs
Fees:13.00 Taxes:1615.79
20130311-0024118

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1706 Bonner Avenue, Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of March, 2013.

Edna Little Green

Edna Little Green

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edna Little Green** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of March, 2013.

Notary Public
My Commission Expires: _____

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016