WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130024330 DEEDWARR
Recvd: 03/26/13 10:31 2 pgs
Fees:13.00 Taxes:501.35

20130326-0029479

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2013

Notary Public:

MY COMMISSION EXPIRES: 6-26-16
(AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jillian C. Mastroianni	Summit Funding, Inc.	Parcel ID:
3521 Park Avenue	2601 Fair Oaks Blvd.	08401014800
Nashville, TN 37209	Sacramento, CA 95864	

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

Lori-Ann LeFort, Executrix of the Estate of Charles S. Williams, and Mary Louise Knight, Heir of the Estate of Jessie Elizabeth Williams

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jillian C. Mastroianni , unmarried
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. 88, on the Plan of Section One, Rose Estates, of record in Plat Book 3600, Page 37, and amended in Book 3862, Page 92, Register's Office for said County.

SAID Lot No. 88 fronts 66.00 feet on the westerly margin of Shadow Lane and extends back 139.85 feet on the northerly line and 132.63 feet on the southerly line to a dead line in the rear, measuring 76.67 feet thereon.

Being the same property conveyed to Charles S. Williams, a one-half undivided interest, and Arthur H. Williams and wife, Jessie Elizabeth Williams, a one-half undivided interest, by deed from William Core Satterfield and wife, Mildred W. Satterfield, of record in Book 4734, Page 24, said Register's Office. The said Arthur H. Williams died November 3, 1984, and title vested in Jessie Elizabeth Williams, as surviving tenant by the entirety. The said Jessie Elizabeth Williams died intestate on March 5, 2008, leaving Charles S. Williams and Mary Louise Knight, as Sole Heirs. See Affidavit of Heirship of record in Instrument 20130326-0029478, said Register's Office. The said Charles S. Williams died testate on July 13, 2012, and the Estate was admitted to Probate as Probate No. 12P-1197, of record in Probate Court of Davidson County, Tennessee. The Will granted his Executrix full power and authority to sell the subject property.

This conveyance is subject to Restrictions of record in Book 3676, Page 361, and amended in Book 3707, Page 356, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 37, and Book 3805, Page 360, and amended in Book 3862, Page 92, said Register's Office.

The signature of Mary Louise Knight is signed by her duly appointed Attorney-in-Fact, Lori-Ann LeFort, pursuant to the Power of Attorney of record in Instrument 20130326-0029477, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1100 Shadow Lane, Nashville, TN 37206

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 our hands this 19th day of March, 2013.

Estate of Charles S. Williams

Lori-anne LeFort, Executrix
By: Lori-Ann LeFort, Executrix

Estate of Jessie Elizabeth Williams

Mary Louise Knight
By: Mary Louise Knight, Heir
By: Lori-Ann LeFort, as Attorney-in-Fact
Lori-anne LeFort, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori-Ann LeFort, Executrix of the Estate of Charles S. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Executrix of the Estate of Charles S. Williams, and as such Executrix, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Lori-Ann LeFort, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be the Attorney-in-Fact for Mary Louise Knight, Heir of the Estate of Jessie Elizabeth Williams, the within named bargainer, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.