Davidson County DEEDWARR
Recvd: 04/08/13 11:04 3 pgs
Fees:18.00 Taxes:258.63
20130408-0034392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Kelsie Holloway
Affiant

WARRANTY DEED

HOLLO... STATE OF TENNESSEE NOTARY PUBLIC ...UNTY

Subscribed and sworn to before me, this 4TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 6-21-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa D. Duncan	Summit Funding, Inc. (NAME)	04209006900
1007 Westchester Drive (ADDRESS)	2601 Fair Oaks Blvd. (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Sacramento, CA 95864 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David Stephens, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melissa D. Duncan, hereinafter called the Grantees, their heirs and assigns, that 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. 145 ON THE PLAN OF KEMPER HEIGHTS, SECTION 1, AS OF RECORD IN BOOK 2331, PAGES 65 AND 66, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 145 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF WESTCHESTER DRIVE, AND EXTENDS BACK BETWEEN LINES, 206 FEET ON THE EASTERLY SIDE AND 195.6 FEET ON THE WESTERLY SIDE, TO A DEED LINE IN THE REAR ON WHICH MEASURES 76.7 FEET.

BEING THE SAME PROPERTY CONVEYED TO DONALD L. STEPHENS AND WIFE, ZELMA IRENE STEPHENS BY DEED FROM R.R. MINCY AND WIFE, MARIAM MINCY OF RECORD IN BOOK 2491, PAGE 189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DONALD L. STEPHENS HAVING PRE-DECEASED ZELMA IRENE STEPHENS. ZELMA IRENE STEPHENS HAVING SINCE DIED INTESTATE RESIDENT OF DAVIDSON COUNTY, TENNESSEE ON JUNE 19, 1999, LEAVING HER ONLY HEIRS-AT-LAW AS DONNA I. DRIGGS, RONALD G. STEPHENS, JAMES D. STEPHENS, SR., MARGIE L. BLAND, ARNOLD LEROY STEPHENS AND DAVID STEPHENS. ALSO BEING THE SAME PROPERTY CONVEYED TO DAVIDSON STEPHENS BY QUITCLAIM DEEDS FROM DONNA I. DRIGGS, RONALD G. STEPHENS, JAMES D. STEPHENS, SR. , MARGIE L. BLAND AND ARNOLD LEROY STEPHENS OF RECORD BY INSTRUMENT NOS. 20130408-0034390 AND 20130408-0034391, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1007 Westchester Drive, Madison, TN 37115
(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

WARRANTY DEED
(Continued)

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 4th day of April, 2013.

David Stephens

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Stephens, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of April, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Guaranty Title & Escrow Company
721 President Place #100
Smyrna, TN 37167

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY