BILL GARRETT, Davidson County
Trans:T20130033556 DEEDWARR
Recvd: 04/24/13 10:50 2 pgs
Fees:13.00 Taxes:1350.50
20130424-0040635

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4626

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lindsey B. Burgin 5904 Cross Pointe Lane Brentwood, TN 37027	Summit Funding, Inc. 2601 Fair Oaks Blvd. Sacramento, CA 95864	171-8-B-2.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Richard Baker and Melanie Baker, husband and wife ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Lindsey B. Burgin, a single woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Brelan Park at Saddlewood, Section One, of record in Book 7900, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard J. Baker and wife, Melanie Baker by Warranty Deed from Herschel W. Gandee, Jr., and wife, Mabel Judith Gandee, dated April 22, 2003, filed April 24, 2003, of record in Instrument No. 20030424-0055002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **5904 Cross Pointe Lane, Brentwood, TN 37027**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **April, 2013.**

GRANTOR(S)

Richard Baker

Melanie Baker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Richard Baker and Melanie Baker** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **16th** day of **April, 2013.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY