WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 19th day of April, 2013

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John M. Braun	Summit Funding, Inc.	11300015800
8473 Old Charlotte Pike	2601 Fair Oaks Blvd.	
Pegram, TN 37143	Sacramento, CA 95864	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Karen Pace Easter, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John M. Braun**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1: LAND I THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A SURVEY BY JOHN B. BATES, SURVEYOR, DATED NOVEMBER 21, 1977, AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE SOUTHWESTERLY MARGIN OF A 50 FOOT EASEMENT, SAID IRON PIN BEING THE NE CORNER OF TRACT NO. 3 THE NW CORNER OF TRACT NO. 4 AND THE SW CORNER OF THIS TRACT; THENCE LEAVING TRACTS NOS. 3 AND 4 AND CROSSING SAID EASEMENT N, 3 DEG. E. 186.9 FEET TO AN IRON PIN ON THE NORTHEASTERLY MARGIN OF SAID EASEMENT, THE NW CORNER OF THIS TRACT; THENCE ALONG CARNEY'S SOUTHERLY LINE S. 85 DEG. E. 584.8 FEET TO AN IRON PIN; THENCE S. 5 DEG. 09 MIN. W. 777.70 FEET OT AN IRON PIN IN THE SOUTHWESTERLY MARGIN OF SAID RIGHT-OF-WAY EASEMENT, THE SE CORNER OF THIS LOT AND THE NE CORNER OF TRACT NO. 8; THENCE ALONG THE NORTHEASTERLY LINE OF TRACTS 6, 5, 4 N. 41 DEG. W. 250.0 FEET TO AN IRON PIN; N 42 DEG. W. 250.0 FEET TO AN IRON PIN, AND N. 31 DEG. 30 MIN. W. 178.0 FEET TO THE POINT OF BEGINNING, BEING TRACT NO. 7 ON SAID SURVEY, AND CONTAINING 6.63 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KAREN EASTER, A SINGLE PERSON FROM HENRY C. RILLINGS, A SINGLE PERSON BY WARRANTY DEED ON OCTOBER 1, 2004, OF RECORD IN INSTRUMENT NUMBER 20041026-0128601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER CONVEYED TO HENRY C. RILLINGS A SINGLE PERSON FROM KAREN EASTER, A SINGLE PERSON BY QUITCLAIM DEED ON AUGUST 16, 2005, OF RECORD IN INSTRUMENT NUMBER 20050819-0099010, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER CONVEYED TO KAREN PACE EASTER FROM HENRY C. RILLING, A SINGLE PERSON BY QUITCLAIM DEED ON NOVEMBER 8, 2005, OF RECORD IN INSTRUMENT NUMBER 20051115-0137997, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
- Easements of record in Book 8169, Page 243 and Instrument Number 20080416-0038572, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/25/13 10:05 2 pgs
Fees:13.00 Taxes:462.50
20130425-0041065

This is improved property known as: **8473 Old Charlotte Pike, Pegram, TN 37143**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 19, 2013.

Karen Pace Easter

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karen Pace Easter** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 19, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY