THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050101**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2013. Notary Public My Commission Expires: 1-11-17

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: A. Michelle Toungette 6109 Bresslyn Rd Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Summit Funding, Inc. 2601 Fair Oaks Blvd. Sacramenta CA 95864	Tax Information: Tax Parcel ID No. 115-12-0 073.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William A. Kirsch and wife, Julie A. Simpson** Grantora"), have this day bargained and sold, and do hereby transfer and convey to **Andrea Michelle Toungette, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 49, WEST MEADE FARMS, INC., SECTION "C", as shown on plat of record in Plat Book 1835, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William A. Kirsch and wife, Julie A. Simpson by Deed from David Glenn Crofford and wife, Nancy Crofford, recorded on the 31st day of July, 1995 in Deed Book 9744, Page 626, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, INC., SECTION "C", as recorded in Plat Book 1835, Page(s) 44.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1939, Page 147.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6280, Page 19.

This is improved property located at 6109 Bresslyn Rd Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20130045088 DEEDWARR
Recvd: 05/30/13 14:24 2 pgs
Fees:13.00 Taxes:1424.50
20130530-0054599

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2013.

William A. Kirsch by Robert Taylor, Attorney in Fact
William A. Kirsch
by Robert Taylor, attorney-in-fact

Julie A. Simpson by Robert Taylor, Attorney in Fact
Julie A. Simpson
by Robert Taylor, 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, **Robert Taylor,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for William A. Kirsch and Julie A. Simpson,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of May, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014