BOX 50-3
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52537
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth S. Williams Linda S. Williams 840 Clematis Drive Nashville, TN 37205	Summit Funding, Inc. 2601 Fair Oaks Blvd. Sacramento, CA 95864

TAX MAP-PARCEL NUMBERS: 10214004200

BILL GARRETT, Davidson County
Trans:T20130046196 DEEDWARR
Recvd: 06/04/13 09:07 2 pgs
Fees:13.00 Taxes:1030.08
20130604-0056014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$278,400.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Murrey M. Smith, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth S. Williams and Linda S. Williams, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Brook Meade Section IX of record in Book 2331, page 34 and 35, Register's Office for said County.

Said Lot No. 320 fronts 190.7 feet on the northerly margin of Clematis Drive and extends back 307.3 feet on the easterly line and 313.0 feet on the westerly line to a dead line in the rear, measuring 212.7 feet thereon

Being the same property conveyed to Murrey M. Smith and Angela S. Cobb, both unmarried, by Warranty Deed from Nila Sothe and husband, Christopher Ryland, dated July 29, 2005 and recorded on August 1, 2005, of record in Doc. No. 20050801-0089949, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 9, 2012 and recorded March 9, 2012, of record in Doc. No. 20120309-0020806, said Register's Office, subject property was conveyed to Murrey M. Smith.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, pages 34 and 35, said Register's Office, which Plan shows a 50foot minimum building setback line from Clematis Drive and a 10 foot easement for public utility purposes along the rear and westerly lines; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4462, page 125, said Register's Office.

This is improved property, known as: 840 Clematis Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2013.

Murrey M. Smith

State of TENNESSEE
County of DAVIDSON

On this 31st day of May, 2013, before me the undersigned authority, personally appeared **Murrey M. Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $278,400.00

Janice Collins
Affiant

Sworn and subscribed before me this the 31st day of May, 2013

Robin S. Edwards
Notary Public

My Commission Expires: 2/4/2015

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY