BILL GARRETT, Davidson County
Trans:T20130046777 DEEDWARR
Recvd: 06/05/13 09:37 2 pgs
Fees:13.00 Taxes:573.50

20130605-0056872

WARRANTY DEED

G-RA-13-520

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Windrow	Summit Funding Inc	
520 Glenpark Drive (ADDRESS)	2601 Fair Oaks Blvd (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Sacramento, CA 95864 (CITY) (STATE) (ZIP)	120-9-75.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBORAH SCHULD AND JOSEPH SCHULD, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID H. WINDROW, A SINGLE MAN , hereinafter called the Grantee(s), 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 5A-39, PLAN OF GLENGARRY PARK, SECTION FIVE-A, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 58, AMENDED IN BOOK 5461, PAGE 242, 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 DEBORAH SCHULD AKA DEBORAH L. SCHULD AND JOSEPH SCHULD BY SPECIAL WARRANTY DEED FROM BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF THE DBALT 2006-AR4 TRUST, RECORDED ON THE 6TH DAY OF JUNE, 2012 IN INSTRUMENT NO. 20120606-0049242, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3300, PAGE 58, AMENDED IN BOOK 5461, PAGE 242 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 520 Glenpark Drive, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 forever defend the title to the said land to the said GRANTEE(S), 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 31st day of May, 2013.

Deborah Schuld

Joseph Schuld

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Schuld and Joseph Schuld, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903