WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/13 08:57 3 pgs
Fees:18.00 Taxes:823.25
20130620-0063056

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2013

Notary Public

MY COMMISSION EXPIRES: . 9/5/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Thomas Ingle	Summit Funding, Inc.	064-01-0-017.00
(NAME)	(NAME)	
503 Brandywine Dr	2601 Fair Oaks Blvd	
(ADDRESS)	(ADDRESS)	MST 2013-0555
Old Hickory, TN 37138	Sacramento CA 95864	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marsha Clark Armstrong, a married person HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry Thomas Ingle and Brenda B. Ingle, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Brandywine Farms, section I as of record in Book 3600 Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 125.1 feet on the east side of Brandywine Drive as measured around a slight curve and runs back 328.4 feet on the south line and 200 feet on the north line to a dead line in the rear, which is a broken line, on which it measures 221.75 feet.

Tract No. 2:

being the southerly part of Lot No. 198 on the Plan of Brandywine Farms, Section 9, of record in Book 4460 Page 40, said Register's office.

Beginning at the common corner of lots 55, 56 and 198; thence S. 69 deg. 52' E 173.44 feet to a point; thence S9 deg. 01' 30" W 108.5 feet to a point; thence N 82 deg. 52' W 68.8 feet to a point; thence N 26 deg. 05' W 176.35 feet to a point of beginning.

Being the same property conveyed to Marsha Clark by Deed from Randy Clark of record at Instrument No. 201111018-0080974, Register's Office for Davidson County, Tennessee, dated October 10, 2011 and recorded on October 18, 2011. The said Marsha Clark having since married and now known as Marsha Clark Armstrong.

Being the same property conveyed to Randy Clark and wife, Marsha Clark by deed from Thelma H. Clark of record as of record in Book 5659 Page 891, in the Register's Office for Davidson County, Tennessee, dated September 19, 1980. See also Final Decree of Divorce In the Fourth Circuit Court for Davidson County, TN Being Docket No. 11D822.

David Armstrong joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise in the above described property.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 4460, Page 40, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3816, Page 544 as amended in book 3822 page 851, book 3843 page 951, book 3886 page 720, book 6371 page 372 and in Instrument No. 20040805-0094257, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Dedication of easement & Maintenance Agreement of record in Instrument Number 20100317-0019898, in the Register's Office for DavidsonCounty, Tennessee.

This property, known as 503 Brandywine Dr, Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 19th DAY OF June, 2013.

Marsha Clark Armstrong
by Janet Flanagan attorney in fact
Marsha Clark Armstrong by Janet Flanagan, Attorney in Fact

David Armstrong
by Janet Flanagan, attorney in fact
David Armstrong by Janet Flanagan, Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

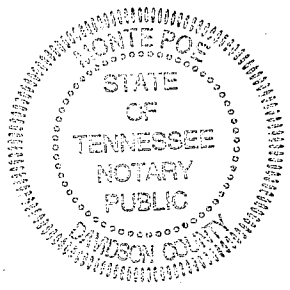
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Janet Flanagan, Attorney-in-Fact for Marsha Clark Armstrong and David Armstrong, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Marsha Clark Armstrong and David Armstrong, as his/her free act and deed for the purposes therein contained

Witness my hand and official seal, this the 19th day of June, 2013.

Notary Public

My Commission Expires: 9/5/16

(SEAL)



True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

