WARRANTY DEED

Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130067639 DEEDWARR
Recvd: 08/07/13 09:19 2 pgs
Fees:13.00 Taxes:3137.60

20130807-0082631

RUTHERFORD CO., TN — JUDITH C. JACOBS — STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $848,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August 2013

Notary Public

MY COMMISSION EXPIRES: 2-22-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Ridings	Summit Funding Inc	07-00-0/211.00
(NAME)	(NAME)	
1973 Tinnin Rd.	2601 Fair Oaks Blvd	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	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, **Elite Properties, LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Ridings and wife, Lynda Ridings**, 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:

A certain tract or parcel of land located in the 2nd civil district of Davidson County, Tennessee and being more particularly described as follows:

Tinnin Rd Estates tract 4 being located in the 2nd civil district of Davidson County, Tennessee beginning at a large metal post in the north margin of Tinnin Rd same being the southeast corner of this tract and the southwest corner of Wilma Francis Hendricks; thence with said margin North 86 deg 14 min 25 sec W 30.02 feet to an iron rod in the margin; thence leaving Rd with line of tract 3 of Tinnin Rd Estates North 05deg 22 min 18sec E 700.93 feet to an iron rod; thence S 83deg 06min 22sec E 165.00 feet to an iron rod; thence N 03deg 14min 59 sec E 819.54 feet to an iron rod; thence with line of tract 11 of Tinnin Rd Estates S 84deg 37min 42sec E 234.45 feet to an iron rod; thence with the line of tract 10 Tinnin Rd Estates S 05deg 22 min 18 sec W 324.55 feet to an iron rod; thence with the line of tract 7 of Tinnin Rd Estates S 05deg 22 min 18 sec W 551.88 feet to an iron rod; thence with line of Fred B Carnahan Jr, N 82deg 15min 32sec W 136.12 feet to an iron rod at a 28 in hackberry Tree; thence with line of Wilma Francis Hendricks N 83deg 06min 22 sec W 203.12 feet to an iron rod at a post thence S 05deg 22min 18sec W 649.10 feet to the point of beginning containing 5.01 acres more or less by Survey by Carroll Dean Carman Registered Land Surveyor, Tennessee Number 910 address 150 Middle Fork Rd Hartsville, Tennessee 37074 dated June 6th, 2001.

Being the same property conveyed to Elite Properties LLC by Warranty Deed from Sam Tinnin and wife Glenda Tinnin dated October 5th, 2012 and file for record in Inst 20121010-0092744 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing in the Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 1973 Tinnin Rd., Goodlettsville, TN 37072

(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 hand this 5 day of August, 2013.

Elite Properties LLC

By:
Chief Executive Manager

STATE OF TENNESSEE

COUNTY OF Sumner

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Terry Frazier, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Chief Executive Manager of Elite Properties, LLC the within named bargainer, a Tennessee Limited Liability Company and that he as such Chief Executive Manager being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself/herself as such Chief Executive Manager.

Witness my hand and official seal at Nashville, Tennessee this 5th day of August, 2013.

Commission expires:

2-22-16

Notary Public

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO., TN