BILL GARRETT, Davidson County
Trans:T20130073489 DEEDWARR
Recvd: 08/26/13 12:20 2 pgs
Fees:13.00 Taxes:758.50
20130826-0089693

WARRANTY DEED

G-VR-13-1006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS 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
Edward A. Clark IV	Summit Funding, Inc	
1121 South Brannon Stand, Apt. B16	(NAME) 2601 Fair Oaks Blvd.	
(ADDRESS) Dothan, AL 36305	(ADDRESS) Sacramento, CA 95864	082-13-0A-012.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HALEY H. STEWART, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD A. CLARK IV, UNMARRIED, 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 UNIT NO. E-1, ROW 8.9 CONDOMINIUMS, AS SHOWN ON PLAT OF THE RESUBDIVISION OF LOT NO. 1 OF THE RESUBDIVISION OF A PORTION OF LOTS 5 AND 93 OF BALCH AND WHITESIDE'S ADDITION TO NASHVILLE OF RECORD IN INSTRUMENT NUMBER 20020718-0086526, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NUMBER 20011121-0128062, AMENDED IN INSTRUMENT NUMBER 20021212-0153656 AND INSTRUMENT NUMBER 20110419-0030186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HALEY H. STEWART, AN UNMARRIED WOMAN BY QUITCLAIM DEED FROM DONNY STEWART OF RECORD AT INSTRUMENT NO. 20081030-0108410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 22, 2008 AND RECORDED ON OCTOBER 30, 2008.

BEING THE SAME PROPERTY CONVEYED TO HALEY H. STEWART, UNMARRIED AND DONNY STEWART, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM BARBARA JOHNSON, WIDOWED OF RECORD AT INSTRUMENT NO. 20050210-0015495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 7, 2008 AND RECORDED ON FEBRUARY 10, 2008.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN INSTRUMENT NO. 20020718-0086526 AND BOOK 9183, PAGE 130, AS AMENDED IN BOOK 11625, PAGE 280 AND INSTRUMENT 20020425-0051069; MASTER DEED OF RECORD IN INSTRUMENT NO. 20011121-0128062, AS AMENDED IN INSTRUMENT NOS. 20021212-0153656 AND 20110419-0030186; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20011130-0131873; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20011121-0128093; CONVEYANCE TO STATE OF TENNESSEE OF RECORD IN BOOK 6120, PAGE 475; AND PUBLIC UTILITY EASEMENT OF RECORD IN INSTRUMENT NO. 20010827-0092301, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1006 9th Ave N, Nashville, Tennessee 37208
(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 1st day of August, 2013.

Haley H. Stewart

STATE OF Tennessee
COUNTY OF Davidson

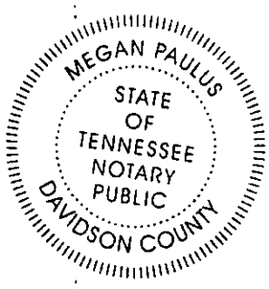
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Haley H. Stewart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 1st day of August, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



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