Box:13
File#7280

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20130074851 DEEDWARR
Recvd: 08/29/13 10:39 3 pgs
Fees:18.00 Taxes:432.90
20130829-0091252

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Susan E. Kimmel, a single person,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Troy Rigney, married,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat for Maple Valley Subdivision, Section Three of record in Plat Book 6900, Page 968, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Susan E. Kimmel, a single person by Deed from Geotek Enterprises, dated 01/31/1992 and filed for record on 02/04/1992 in Book 8542, Page 136, Register's Office for Davidson County, Tennessee.

Map & Parcel: 162010D00300CO

This property is known as: **604 Maple Top Dr., Antioch, TN 37013-4016**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 23rd day of August, 2013.

Susan E. Kimmel, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan E. Kimmel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 12/27/2016



Grantee(s) Name, Address:	Send Tax Statement To:
Troy Rigney	Summit Funding, Inc
604 Maple Top Dr.	2601 Fair Oaks Blvd
Antioch, TN 37013-4016	Sacramento CA 95864

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$117,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 23rd day of August, 2013.

Affiant

Mindy Kelchner
Type or Print Name

(Seal)

Notary Public

My commission expires:

LaTrece McAdoo
Type or Print Name

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County