Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20130075907 DEEDWARR
Recvd: 09/03/13 13:36 2 pgs
Fees: 13.00 Taxes: 629.00
20130903-0092524

03-1308-38032

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2013.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald Fitzsimons	Summit Funding	162-02-0-C-062.00
141 Bart Drive	2601 Fair Oaks Blvd.	
Antioch TN 37013	Sacramento, CA 95864	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andrew Thomas Kidd and wife, Lauren Clanton Kidd, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald Fitzsimons and Carolyn Fitzsimons, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 62, on the Plan of Spencer Hill, Section One, of record in Instrument No. 20070614-0071366, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George E. Patterson d/b/a Affordable Construction by Special Warranty Deed from First Bank, a Tennessee Corporation, dated November 20, 2008, recorded November 24, 2008, of record in Instrument No. 20081124-0115034, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Andrew Thomas Kidd and Lauren Clanton Kidd by deed from George E. Patterson d/b/a Affordable Construction, dated October 31, 2011, recorded November 3, 2011, of record in Instrument No. 20111103-0085769, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 141 Bart Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of August, 2013.

Andrew Thomas Kidd

Lauren Clanton Kidd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew Thomas Kidd and Lauren Clanton Kidd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of August, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.