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

WARRANTY DEED

BR13-3401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,900.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

Christian Drumwright
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metra La'Mondra Baugh	SUMMIT FUNDING, INC.	
3401 Anderson Road #6 (ADDRESS)	2601 Fair Oaks Blvd. (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Sacramento, CA 95864 (CITY) (STATE) (ZIP)	136-15B-006.00CO

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 JESSICA BELL (FKA JESSICA WATERS) AND HUSBAND, COLIN BELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto METRA LA'MONDRA BAUGH, A SINGLE WOMAN, 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. 6 on the Plan of a Horizontal Property Regime (Private Element), Phase 1, Smith Springs Townhomes, of record in Plat Book 11700, Page 16, as revised by Revision 1 in Plat Book 11700, Page 42, and further revised by Revision 2 Plat of record in Instrument No. 20010629-0068936, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Waters by Deed from the Secretary of Veterans Affairs of record in Instrument No. 20090209-0011231, Register's Office for Davidson County, Tennessee, dated January 8, 2009 and recorded on February 9, 2009.

Jessica Waters is now known as Jessica Bell. Colin Bell, husband of Jessica Bell joins in the execution of this instrument for the purpose of relinquishing all of his rights, title and interest in and to subject property.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited Plan of record in Plat Book 11700, Page 16, Plat Book 11700, Page 42 and Instrument No. 20010629-0068936; Covenants, Conditions and Restrictions of record in Book 11666, Page 151; By-Laws of record in Book 11666, Page 191; Rules and Regulations of record in Instrument No. 20110816-0063130; Articles of Amendment to the Charter for HOA of record in Book 11666, Page 149; Conveyance of Common Area to HOA of record in Instrument 200001110003643; Conveyance of Common Area to HOA of record in Instrument 200001110003643, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3401 Anderson Road #6, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20130078550 DEEDWARR
Recvd: 09/11/13 08:42 2 pgs
Fees:13.00 Taxes:291.93
20130911-0095695

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 9th day of September, 2013.

Jessica Bell

Jessica Bell

Colin Bell

Colin Bell

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of September, 2013, before me personally appeared Jessica Bell (fka Jessica Waters) and husband, Colin Bell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of September, 2013.

Notary Public

My Commission Expires: 9/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959