THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130089531 DEEDWARR
Recvd: 10/17/13 12:38 2 pgs
Fees:13.00 Taxes:518.00
20131017-0108594

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00.

Dana Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana R. Johnson	Summit Funding, Inc.	MAP 142-05-B
8300 Sawyer Brown Rd. L-308	2601 Fair Oaks Blvd.	PARCEL 071.00CO
Nashville, TN 37221	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, **Kenneth Hamilton, Rick Hamilton, Rachel Hamilton Cowen, Mary Hamilton Allbee, Ruth Hamilton Johnson, Bertie Hamilton DeWane and Martha Hamilton Malloch, being all the Heirs-at-Law of Stella Elizabeth Hamilton**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana R. Johnson, a single person**
HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. L-308 together with designated Carport No. L-308-C of River Plantation, Section Three, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 75, 76 and 77, amended in Book 4675, pages 103, 104 and 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with said apartment's appurtenant undivided interest in the general and limited common elements of the condominiums.

Being the same property conveyed to Stella Elizabeth Hamilton by deed from John Williams Lynch and Margaret Ann Hubbuch and Thomas Michael Lynch and John William Lynch, Administrator, of record in Instrument Number 20020805-0093942, in the Register's Office for Davidson County, Tennessee, dated July 31, 2002, recorded August 5, 2002. The said Stella Elizabeth Hamilton has since died, unmarried and intestate. Her Heirs-at-Law are her children, Kenneth Hamilton, Rick Hamilton, Rachel Hamilton Cowen, Mary Hamilton Allbee, Ruth Hamilton Johnson, Bertie Hamilton DeWane and Martha Hamilton Malloch. Reference is made to the Affidavit of Heirship recorded herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8300 Sawyer Brown Rd. L-308, Nashville, TN 37221.**

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 our hands this the 15th day of October, 2013.

Ruth Hamilton Johnson

Kenneth Hamilton

Rick Hamilton by Ruth Hamilton Johnson, Attorney-in-Fact

Mary Hamilton Allbee

Rachel Hamilton Cowen by Ruth Hamilton Johnson, Attorney-in-Fact

Bertie Hamilton DeWane

Martha Hamilton Malloch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth Hamilton Johnson, Kenneth Hamilton, Bertie Hamilton DeWane, Martha Hamilton Malloch and Mary Hamilton Allbee,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of October, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER TN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth Hamilton Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Rick Hamilton and Rachel Hamilton Cowen**, as their Attorney in Fact, as the free act and deed of the within named **Rick Hamilton and Rachel Hamilton Cowen**.

Witness my hand and official seal this the 15th day of October, 2013.

My Commission expires 1.9.16

JAMES A. WAECHTER TN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public