BILL GARRETT, Davidson County
Trans:T20130091874 DEEDWARR
Recvd: 10/25/13 13:48 2 pgs
Fees:13.00 Taxes:296.00
20131025-0111479

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Germania McCrory
4293 Laurenwood Drive
Antioch, TN 37013

SEND TAX BILL TO:
Summit Funding, Inc.
2601 Fair Oaks Blvd.
Sacremento, CA 95864

TAX ID 165-13-0A-014.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Robert C. Aeberle, a single man,** has this day bargained and sold, and does hereby transfer and convey unto **Germania McCrory, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 513 on the Plan of Section Six, Peppertree Forest P.U.D. of record in Plat Book 7900, Page 572, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert C. Aeberle, a single man by Cash Deed for Tennessee from Department of Housing and Urban Development of record at Instrument No. 20040708-0081483, Register's Office for Davidson County, Tennessee, dated June 08, 2004 and recorded on July 08, 2004.

This is improved property known as 4293 Laurenwood Drive, Antioch TN 37013.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 572, and restrictions in Book 7982, page 736, Book 8367, Page 501, Book 8757, Page 607, Book 9036, Page 719,

Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801, and Book 9664, Page 162, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of October, 2013.

Robert C. Aeberle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Robert C. Aeberle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of October, 2013.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY