BILL GARRETT, Davidson County
Trans:T20130100201 DEEDWARR
Recvd: 11/26/13 14:24 2 pgs
Fees:13.00 Taxes:1017.50
20131126-0121485

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53055
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kristopher C. Winfrey Courtney G. Jackson Winfrey 110 Chuzzlewit Down Brentwood, Tennessee 37027	Summit Funding, Inc. 2601 Fair Oaks Blvd. Sacramento, CA 95864

TAX MAP-PARCEL NUMBERS: 172010A06900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shearon Irvin Moore, Executrix and as devisee under the Last Will and Testament of John Scales Irvin,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kristopher C. Winfrey and Courtney G. Jackson Winfrey, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Copperfield Revised of record in Book 6900, pages 555, 556, 557, 558 and 559, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John Irvin, unmarried by Warranty Deed from Advantage builders, Inc., dated February 12, 1993 and recorded on February 18, 1993 of record in Book 8867, page 698, Register's Office for Davidson County, Tennessee. The said John Irvin has since died. The Last Will and Testament of John Scales Irvin of record in Docket No. P6996, in the Chancery Court for Williamson County, Tennessee, devised subject property to Shearon Lee Irvin Moore and appointed the said Shearon Lee Irvin Moore as Executrix.

Shearon Lee Irvin Moore is married, however, the subject property has never been the primary residence of Shearon Lee Irvin Moore.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 555. 556. 557. 558 and 559, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482, Book 7208, page 889, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 110 Chuzzlewit Down, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of November, 2013.

Shearon Lee Irvin Moore
Shearon Lee Irvin Moore, Executrix Executrix

Shearon Lee Irvin Moore
Shearon Lee Irvin Moore, Individually

State of TENNESSEE
County of DAVIDSON

On this 21st day of November, 2013 , before me the undersigned authority, personally appeared Shearon Lee Irvin Moore individually & as Executrix CWS to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

_____
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $275,000.00

_____
Affiant

Sworn and subscribed before me this the ~~21st~~ 25th day of November, 2013

_____
Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY