WARRANTY DEED

RETURN TO:
STEWART TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Jamie Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2014.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 2/4/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen M. Onuska	Summit Funding Inc.	11906017600
(NAME)	(NAME)	
79 Jay Street	2601 Fair Oaks Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Sacramento, CA 95864	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Anna J. Grossman, an unmarried women**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stephen M. Onuska and Daisy L. Onuska, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 26 on the map of Sterling Heights. Section 2, of record in Book 1424, page 104, register's office for said county.

Beginning at a point in the south margin of Jay Street at the corner of Lots Nos. 26 and 27; thence with the line between said lots, southerly 150 feet to a point; thence westerly 87.87 feet to the east margin of Sterling Boone Drive; thence with the margin of the same, northerly 129.78 feet to the beginning curve; thence around said curve northeasterly 31.63 feet to the south margin of Jay Street; thence with the margin of the same, easterly 69.26 feet to the beginning.

Being the same property conveyed to Anna J. Grossman, an unmarried woman by Warranty Deed dated 03/09/2007 from Ronald A. Rainey as Conservator of the estate of Mary K. Rainey ward of record in Instrument 20070314003132l, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Book 1424, Page 104, said Register's Office. (1) Restrictions of record in Book 1725, Page 21, said Register's Office. (2) Sanitary Sewer Easement of record in Book 4168, Page 871, said Register's Office. (3) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20140003951 DEEDWARR
Recvd: 01/17/14 12:32 2 pgs
Fees:13.00 Taxes:444.00

20140117-0004880

This is improved ☑ property, known as 79 Jay Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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.

STATE OF NEW YORK
COUNTY OF NEW YORK
SWORN TO ME

Witness my hand this 15 day of Jan, 2014.

Anna J. Grossman

State of NY
County of NY

Personally appeared before me Anna J. Grossman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of January, 2014.

Notary Public New York State.
My Commission Expires: 11/31/2014

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

BETH PALERMO
Notary Public, State of New York
No.24-4769175
Qualified in Rockland County
Expiration Date 11/31/2014

File No.: 01288-18588
SMG TN Warranty Deed