Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140008422 DEEDWARR
Recvd: 02/05/14 13:42 2 pgs
Fees:13.00 Taxes:484.00
20140205-0010281

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $130,810.00

Affiant

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 9, 2014

Subscribed and sworn to before me, this 31st day of January, 2014.

Notary Public
My commission expires: ~~04/17/16~~ 9.9.2014

05-1401-66185

Address of New Owner:	Send Tax Bills to:	Tax Information
Herman Alton Broadway ~~918.00 CO~~ HAB 716 Sweetwater Circle ~~Hermitage~~ TN 37076	Summit Funding 2601 Fair Oaks Blvd. Sacramento, CA 95864	064-15-0-A- .018 .00 CO

Old Hickory

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LPS of USA, Inc., a California corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Herman Alton Broadway, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: * single

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Revision One, Section One, Plantation Walk, of record in Book 7900, Page 697, as corrected by Surveyor's Certificate of Correction of record in Book 9432, Page 449, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to LPS of USA, Inc., a California corporation by Quitclaim Deed from Chandubhai M. Patel, Trustee for the Benefit of the Leuva Patidar Samaj of U.S.A. Association and its present members and future members, dated July 14, 2008, recorded July 23, 2008, of record in Instrument No. 20080723-0075277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 716 Sweetwater Circle, ~~Hermitage,~~ Old Hickory, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of January, 2014.

By: Sunil Patel
Agent for: LPS of USA, Inc., a California Corporation

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LPS of USA, Inc., a California ~~and~~ corp., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained, as Agent for LPS of USA, Inc., a CA corp.

Witness my hand in Hendersonville, TN, this 31st day of January, 2014.

Hutch Henderson
State of Tennessee at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires 04/17/16

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