BILL GARRETT, Davidson County
Trans:T20140014975 DEEDWARR
Recvd: 03/05/14 09:46 2 pgs
Fees:13.00 Taxes:1535.13

20140305-0018382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 9/29/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J Pedigo III and Vikki F Pedigo	Summit Funding Inc.	08310004700
(NAME)	(NAME)	
416 N. 17th Street	278 Franklin Road Suite 109	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **David Williams and wife, Amanda Williams**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William J Pedigo III and Vikki F Pedigo, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 213 and 214, McEwen Place, as shown on Plat of record in Plat Book 332, page 133, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to David Williams and wife, Amanda Williams by deed dated 09/23/2005 from Jeff A. Thorneycroft and wife, Elizabeth L. Thorneycroft and filed of record in Instrument # 20051007-0121608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 416 N. 17th Street, Nashville, TN 37206

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, has 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 27th day of February, 2014.

David Williams

Amanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **David Williams and Amanda Williams**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2014.

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON