WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140016982 DEEDWARR
Recvd: 03/13/14 09:45 2 pgs
Fees: 13.00 Taxes: 355.20

20140313-0020960

MST 2014-0128

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

James Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF March, 2014

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SHAYNE ADAIR WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Carter and Anne R. Carter	Summit Funding, Inc.	129-15-0-A-048.00CO
(NAME) 21 Vaughn's Gap Road, Unit 48	(NAME) 2601 Fair Oaks Boulevard	
(ADDRESS) Nashville, TN37205	(ADDRESS) Sacramento, CA 95864	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Paul Charles Gomez and wife, Catherine Gomez,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Carter and Anne R. Carter, 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, being Unit No. 48 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, as amended in Instrument Number 20080424-0042111 and Instrument Number 20071025-0126213, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Paul Charles Gomez and wife, Catherine Gomez by Warranty Deed from Traci A. O'Kelley (f/k/a Traci A. Repath), married of record at Instrument No. 20050127-0010067, Register's Office for Davidson County, Tennessee, dated January 25, 2005 and recorded on January 27, 2005, and paid the amount of $80,000.00 for the purchase of said property.

This property is known as 21 Vaughns Gap Rd #48, Nashville, TN 37205

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2014 a lien, not yet due and payable. If improvements are completed after January 1 of any year, the law requires supplemental

assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominium of record in Book 7091, Page 302, as amended in Instrument Number 20080424-0042111, Register's Office for Davidson County, Tennessee, with By-Laws for Belle Meade Highlands Condominium and Belle Meade Highlands Condominium Association, Inc. appended thereto as Exhibit "B", as amended in Instrument Number 20071025-0126213, Register's Office for Davidson County, Tennessee. Charter of Belle Meade Highlands Condominium Association, Inc. of record in Book 7102, Page 223, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 11000, Page 273, in the Register's Office for Davidson County, Tennessee. Easements for sanitary sewers and/or storm drainage of record in Book 4816, Page 427, corrected in Book 4881, page 710, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 21 Vaughn's Gap Road, Unit 48, Nashville, TN 37205
(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 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, 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 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/our hand(s) this 11th DAY OF March 2014.

Paul Charles Gomez Esq

Catherine Gomez

Catherine Gomez

STATE OF Tennessee
COUNTY OF Williamson

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Charles Gomez and wife, Catherine Gomez, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of March, 2014.

Notary Public

My Commission Expires: _____