BILL GARRETT, Davidson County
Trans:T20140019263 DEEDWARR
Recvd: 03/24/14 08:42 2 pgs
Fees:13.00 Taxes:1424.50

20140324-0023656

Prepared By ~~3/20/2014~~
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0121

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF MARCH, 2014.

Notary Public
Commission Expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew J. Cottingham 5152 Ravens Glen Nashville, TN 37211	Summit Funding 2601 Fair Oaks Blvd. Sacramento, CA 95864	172-14-0B-259.00

WARRANTY DEED

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,

4JSAP, INC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew J. Cottingham and **Regina E. Cottingham** husband and wife and James L. Cottingham and Marybeth Cottingham, 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 Lot No. 188 on the plan of Winfield Park, Phase 2, Section 2, a Planned Unit Development, of record in Instrument Number 20030422-0052787, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to 4JSAP, INC. by Warranty Deed from Allyson P. Foster, unmarried, dated 12/2/13 and recorded 12/5/13 in Instrument Number 20131205-0124098; and the same property previously conveyed to Allyson P. Foster, as the sole heir at law of Samuel K. Foster and Lucy P. Foster, both deceased, by Affidavit of Heirship dated 9/24/13 and recorded 9/25/13 in Instrument Number 20130925-0100867; and the same property previously conveyed to Samuel K. Foster and wife, Lucy P. Foster by Warranty Deed from Franklin Heritage Homes, LLC dated 9/23/04 and recorded 9/27/04 in Instrument Number 20040927-0116386, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5152 Ravens Glen, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14 day of March, 2014.

4JSAP, INC

By: Damon Parker, President
Damon Parker, President

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Damon Parker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of 4JSAP, Inc., the within named bargainor, and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SAN DIEGO (city), CALIFORNIA (state), this 14th day of March, 2014.

Marie E. Dorat
Notary

Commission Expires: JUNE 5, 2015

MARIE E. DORAT
Commission No. 1939607
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires JUNE 5, 2015

(Notary Seal)