This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 8159A

ADDRESS NEW OWNER:
Kirstan C. Howard
2016 Paula Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Summit Funding, Inc.
2601 Fair Oaks Blvd.
Sacramento, CA 95864

BILL GARRETT, Davidson County
Trans:T20140026740 DEEDWARR
Recvd: 04/21/14 13:46 2 pgs
Fees:13.00 Taxes:684.13
20140421-0032987

MAP **34**
GROUP **03-0**
PARCEL **32.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela Regina Braddy Stewart** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Kirstan C. Howard,** married, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. 120, on the Plan of Shepherd Hills, Section No. 3, of record in Book 2900, Page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pamela Regina Braddy Stewart by deed from Grace Prison Ministries, Inc., dated December 28, 2012, of record in Instrument no. 20130102-0000446, Register's Office for Davidson County, Tennessee.

This is improved property known as 2016 Paula Drive, Madison, Tennessee 37115. Possession is to be given on April 18, 2014.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of April, 2014.

Pamela Regina Braddy Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Pamela Regina Braddy Stewart**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of April, 2014.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-28-14

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $184,900.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of April, 2014.

NOTARY PUBLIC

My Commission Expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122