Mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(1)

BILL GARRETT, Davidson County
Trans:T20140036584 DEEDWARR
Recvd: 05/27/14 09:21 2 pgs
Fees:13.00 Taxes:325.60
20140527-0045102

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Elizabeth J Barnes
Affiant

Subscribed and sworn to before me, this 20TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricardo Alvarez Venegas, a single man and Nicole Bardett, a single woman, as Tenants-in-Common with the Right of Survivorship	Summit Funding Inc.	05000001000
	(NAME)	
3418 Brick Church Pike	2601 Fair Oaks Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Sacremento, CA 95864	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Estate of Barbara A. South, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ricardo Alvarez Venegas, a single man and Nicole Bardett, a single woman, as Tenants-in-Common with the Right of Survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 12TH, FORMERLY THE 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF BRICK CHURCH PIKE AT THE NORTHEAST CORNER OF PROPERTY CONVEYED TO U. O. WELLS AND WIFE, BY DEED FROM E. D. WELLS AND WIFE, OF RECORD IN BOOK 2635, PAGE 587, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH WELLS' NORTH LINE NORTH 76 DEG. 35' WEST 313.8 FEET TO THE WELLS' NORTHWEST CORNER; THENCE WITH HIS WEST LINE SOUTH 13 DEG. 25' WEST 130 FEET TO HIS SOUTHWEST CORNER; THENCE SOUTH 81 DEG. 48' WEST 40 FEET MORE OR LESS, TO THE EAST LINE OF PROPERTY CONVEYED TO CHARLES A. WHEELER AND LEWIS E. GAINES BY DEED FROM ETHEL M. WELLS AND HUSBAND, OF RECORD IN BOOK 2992, PAGE 350, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THEIR EAST LINE NORTHWARDLY 180 FEET; THENCE SOUTH 76 DEG. 35' EAST 390 FEET MORE OR LESS TO THE CENTER LINE OF BRICK CHURCH PIKE; THENCE RUNNING WITH THE CENTER LINE OF BRICK CHURCH PIKE SOUTH 13 DEG. 25' WEST 130 FEET TO THE WELLS' NORTHWEST CORNER, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CLIFTON H. SOUTH AND WIFE, BARBARA A. SOUTH BY DEED FROM ERNEST C. SNELL, CO-EXECUTOR AND CORA SNELL, CO-EXECUTOR OF THE ESTATE OF SADIE MAI WELLS, DECEASED OF RECORD IN BOOK 9415, PAGE 851, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CLIFTON H. SOUTH PREDECEASED BARBARA A. SOUTH. THE SAID BARBARA A. SOUTH HAVING SINCE DIED AND PURSUANT TO ORDER TO SELL REAL PROPERTY AS EVIDENCED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, ORDER NO. 14P-112, GARY H. SOUTH IS APPOINTED AS EXECUTOR OF THE ESTATE OF BARBARA A. SOUTH.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3418 Brick Church Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 20th day of May, 2014.

Gary H. South, Executor

Gary H. South, Executor

Gary H. South, Individually

Gary H. South, Individually

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary H. South, Executor and Individually, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2014.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072