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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045092 DEEDWARR
Recvd: 06/25/14 12:14 2 pgs
Fees:13.00 Taxes:507.46

20140625-0055559

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $137,150.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 29, 2015

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6299 WAGNER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua Wagner and Rebekah Wagner	Summit Funding, Inc.	094-16-0-E-076-00 CO
803 Spence Enclave Lane	2241 Harvard St, #200	
Nashville, TN 37210	Sacramento, CA 95815	

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 ACKNOWLEDGE, WE,

MICHAEL S. METCALF, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA WAGNER, A SINGLE MAN AND REBEKAH WAGNER, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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 76, SPENCE ENCLAVE TOWNHOMES, PHASE 2, as shown on plat of record in Instrument No. 20080222-0017508, 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 Michael S. Metcalf, a single man by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, recorded on the 20th day of March, 2009 in Instrument No. 20090320-0025124, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPENCE ENCLAVE TOWNHOMES, PHASE 2, as recorded in Instrument No. 20080222-0017508, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20061115-0141672, 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915 and 20121116-0105801 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Power Lines, recorded in Book 437, Page 45, Book 437, Page 54, Book 1814, Page 594, Book 1814, Page 597, Book 2026, Page 616.

f. Easement for Water Mains, recorded in Book 722, Page 271.

g. Easement for Slope, recorded in Book 5015, Page 699 and Book 5451, Page 769.

h. Easement for Sewer/Storm Drainage, recorded in Book 5666, Page 656.

i. Drainage Easement recorded in Book 5451, Page 769.

j. Landscape Agreement recorded at Instrument No. 20090107-0001684.

k. Inspection and Maintenance Agreement for Private Management Facilities recorded at Instrument No. 20080409-0035677.

l. Exception to easement recorded at Instrument Nos. 20060210-0016418 and 20060210-0016424.

m. Stormwater Detention Agreement recorded at Instrument No. 20051219-0151715.

n. Right-of-way Easement recorded in Book 2704, Page 419.

This is property known as 803 Spence Enclave Lane, Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 16th day of June, 2014.

Michael S. Metcalf

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL S. METCALF, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Franklin, Tennessee, this 16th day of June, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6299 WAGNER

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067