WARRANTY DEED VB2014 0111 Davidson County DEEDWARR Recvd: 06/25/14 15:59 3 pgs Fees:18.00 Taxes:555.00 **20140625-0055767**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS: $150,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 25TH DAY OF JUNE, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 2-24-17

JULIE COONE NOTARY PUBLIC STATE TENNESSEE

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Adam D. Ellis **3407 McGavock Pike** **Nashville, TN 37217**	**Summit Funding, Inc.** **2241 Harvard Street, Suite 200** **Sacramento, CA 95815**	**12009012100**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Charles Walker, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Adam D. Ellis, a single man *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 40 on the Plan of Seven Oaks Subdivision, Section III, as of record in Book 2083, Page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 135 feet on the westerly side of McGavock Pike and runs back between lines, 309 feet on the northerly side and 308.4 feet on the southerly side, to a dead line in the rear on which it measures 126 feet.

Being the same property conveyed to Charles Walker by Warranty Deed from Elaine Widick, dated January 2, 2014, recorded January 2, 2014, of record in Instrument #20140102-0000539, Register's Office for Davidson County, Tennessee. Prior deed conveyed to Dennie Smith and wife, Mary E. Smith by Warranty Deed from Charles A. Hale and wife, Ruth D. Hale, dated April 28, 1975, recorded April 30, 1975 of record in Book 4968, Page 203, Register's Office for Davidson County, Tennessee. Dennie Smith having deceased on 11/14/1999 and Mary E. Smith having deceased on 11/13/03. Affidavit of Heirship showing Elaine Widick the only surviving heir dated May 25, 2004, recorded in Instrument # 20040629-00773445, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **3407 McGavock Pike, Nashville, TN 37217**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 2083, Page 78;
(5) All applicable government and zoning regulations;

(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of June, 2014.

GRANTOR:

Charles Walker

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Charles Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 25th day of June, 2014.

JULIE COOL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Exp.: 5-24-17

CERTIFICATE OF AUTHENTICITY

I, Julie Coone, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

JULIE COONE

State of Tennessee
County of Davidson

Personally appeared before me, Jon Paul Johnson, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JON PAUL JOHNSON, NOTARY PUBLIC

JON PAUL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

7/3/2017