BILL GARRETT, Davidson County
Trans:T20140052820 DEEDWARRSP
Recvd: 07/22/14 10:39 2 pgs
Fees:13.00 Taxes:296.00
20140722-0064968

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1094

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Wener 552 Albany Place Longwood, FL 32279	Summit Funding 2241 Harvard Street, Suite 200 Sacramento, CA 95815	105-3-307.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14094

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$80,000.00**

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2014.

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

My Commission Expires: _____
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **American Consulting Corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Steven Wener, a married man and Jacob Bender, a single man ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Re-subdivision of the D.F. Wilkin Property, as of record in Book 421, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to American Consulting Corporation by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated June 5, 2014, recorded June 18, 2014, of record in Instrument No. 20140618-0053388, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to J.W. Martin by Warranty Deed dated April 27, 1979, recorded May 2, 1979, of record in Book 5429, page 502, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **1235 1st Avenue South, Nashville, TN 37210**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **18th** day of **July, 2014.**

American Consulting Corporation

By: _____
Dale Hire, Its President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Dale Hire** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **President** of **American Consulting Corporation,** the within named bargainor, a Tennessee Corporation, and that such **Dale Hire**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **President.**

Witness my hand and Seal at office on the **18th** day of **July, 2014.**

_____
Notary Public

My Commission Expires: _____

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters appearing on the Plan of Re-subdivision of the D.F. Wilkin Property, as of record in Book 421, page 148, Register's Office for Davidson County, Tennessee.

4. Any and all easements, rights-of-way, encumbrances, conditions, and any statement of facts that an accurate survey or independent inspection would disclose