WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140054024 DEEDWARR
Recvd: 07/25/14 14:57 2 pgs
Fees:13.00 Taxes:1143.30
20140725-0066423

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 309,000.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 6, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: 11.6.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Todd J. Graven	Summit Funding, Inc.	Parcel ID:
225 Springhaven Ct.	2241 Harvard Street, Ste. 200	126160A02800CO
Nashville, TN 37221	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 acknowledged, we

Priscilla A. Frase and husband, Thomas Glorioso

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Todd J. Graven and Brenda G. Graven, husband and wife
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 Lot No. 28 on the Plan of Riverwalk, a P.U.D. Subdivision, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument 20011026-0117231, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Priscilla A. Frase and Thomas Glorioso by Quitclaim Deed from Priscilla A. Frase, of record in Instrument 20130711-0071651, dated July 30, 2013, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 200601320-0031638; 20061103-0136691; 20061214-0154502; and 20011105-0121083, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office.

Power of Attorney of record in Instrument 20140725-0066422, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 225 Springhaven Ct., Nashville, TN 37221

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 our hands this 27th day of June, 2014.

Priscilla A. Frase

Priscilla A. Frase

Thomas Glorioso by Priscilla A. Frase,
Attorney in Fact

STATE OF ~~MISSOURI~~ TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Priscilla A. Frase and Thomas Glorioso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 2/25/2015

Notary Public

JENNIFER L. PINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

STATE OF ~~MISSOURI~~ TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Priscilla A. Frase, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Thomas Glorioso as his/her/their Attorney in Fact as the free act and deed of the within named Thomas Glorioso.

Witness my hand and official seal this 27th day of June, 2014.

My Commission Expires: 2/25/2015

Notary Public

JENNIFER L. PINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON