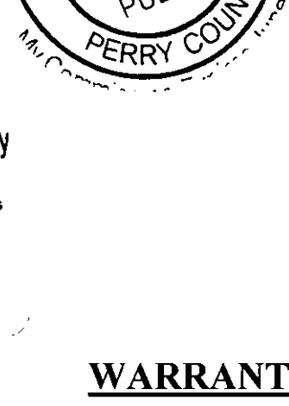
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1140

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer L. Cummings 5733 Brentwood Trace Brentwood, TN 37027	Summit Funding, Inc. 2241 Harvard St., Ste.200 Sacramento, CA 95815	160-14-B-33.00



STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $129,990.00

Affiant

Subscribed and sworn to before me, this the 31 day of July, 2014.

Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20140057840 DEEDWARR
Recvd: 08/07/14 12:08 4 pgs
Fees:23.00 Taxes:480.96
20140807-0071200

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 **Jeffrey A. Crisp, a married individual and Mary Susan Crisp, a married individual, as joint tenants with right of survivorship, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jennifer L. Cummings, an unmarried woman ("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being a certain condominium Apartment Unit No. 5733, of Brentwood Trace Condominiums, Phase I, Revised, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5524,page 415, and amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed; Reference is hereby made to the plat of Brentwood Trace Condominiums, Revised, of record in Book 5200, page 230, said Register's Office, for a more complete identification and description of such Unit.

Being the same property convey to Jennifer L. Cummings, a single woman by Warranty Deed from Jeffrey A. Crisp a married individual and Mary Susan Crisp, a married individual, as tenants in common with right of survivorship, dated July 31, 2014, recorded in Instrument No. 20140807-0071200, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey A. Crisp and Mary Susan Crisp, tenants in common with right of survivorship by Warranty Deed from Craig H. Coppedge and Allison M. Lee a/k/a Allison L. Coppedge, dated August 1, 2003, recorded August 6, 2003, of record in Instrument No. 20030806-0111820, Register's Office for Davidson County, Tennessee.

Anna G. Lehr -Crisp joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

The subject property is neither the principal residence of this Grantor nor her spouse or any dependant.

This conveyance is made subject to (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) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Mary Susan Crisp, by Jeffrey A. Crisp pursuant to a Power of Attorney executed by Mary Susan Crisp on July 9, 2014, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of **July, 2014.**

GRANTOR(S)

✓ _____
Jeffrey A. Crisp

_____
Mary Susan Crisp, by Jeffrey A. Crisp, Attorney-in-Fact

_____
Anna G. Lehr-Crisp

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jeffrey A. Crisp and Anna G. Lehr-Crisp** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 31st day of **July, 2014.**

Notary Public

My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jeffrey A. Crisp** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary Susan Crisp,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 31st day of **July, 2014.**

Notary Public

My Commission Expires:

6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Jeffrey A. Crisp, a married individual and Mary Susan Crisp, a married individual, as joint tenants with right of survivorship

TO: Jennifer L. Cummings, a single woman

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jeffrey A. Crisp, Affiant

Sworn to and subscribed before me this 31st day of July, 2014.

Notary Public

My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015