# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140063523 DEEDWARR
Recvd: 08/27/14 12:27 2 pgs
Fees:13.00 Taxes:699.30
20140827-0078183

B-KW-14-1315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jasson Cring** | **Summit Funding, Inc.** | |
| (NAME) | (NAME) | |
| **1315 Norvel Ave.** | **2241 Harvard Street** | **06115020800** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **Sacramento, CA 95815** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TRACY SHARP, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASSON CRING AND DEAHNA CRING, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No. 31 and the Westerly 10 feet of Lot No. 32 on the Map of M.N. Youngs Inglewood Annex, as shown by plat of record in Plat Book 547, Page 197, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot and part of said Lot adjoin and front 60 feet on the Northerly side of Norvel Avenue and extends back 124 feet on the Westerly line and 122.7 feet on the Easterly line to a dead line and measures 60 feet thereon.

Being the same property conveyed to Tracy Sharp by Warranty Deed from Eric B. Funderburk and Wife, Ginger Funderburk, recorded on the 10th day of December, 2002 in Instrument No. 20021210-0151949, in the Register's Office of Davidson County, Tennessee. Joshua Sharp, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of M.N. YOUNG'S INGLEWOOD ANNEX, A RESUBDIVISION OF LOTS 1-2-3 AND 4 OF WILLIAMS 31 ACRE TRACT, as recorded in Plat Book 547, Page(s) 197, 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).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 Norvel Ave., Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 22nd DAY OF AUGUST, 2014.

Tracy Sharp

Joshua Sharp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of August, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of August, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212