WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077762 DEEDWARR
Recvd: 10/15/14 13:56 3 pgs
Fees:18.00 Taxes:1498.50
20141015-0095303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of October 2014

Notary Public

MY COMMISSION EXPIRES: 5/8/16
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wyatt Thomas	Summit Funding	081 16 0 631.01
(NAME)	(NAME)	
1003 10th Avenue N	2241 Harvard St. Ste 20	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Five Thousand And No/100 Dollars ($405,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Blake McClure**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wyatt Thomas**, 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:

Tract #1:
Being the northerly 39.8 ft. of the easterly 8.0 ft. of Lot No. 14, Sam Haslam's Plan of Nashville, Davidson County, Tennessee, of record in Book 21, Page 17, said Register's Office.

Being more fully described as follows: Beginning at an iron pin in the westerly margin of 10th Avenue, North, said iron pin being located North 35 deg 00' West, 60.2 ft. from the northerly margin of Jackson St., thence with the westerly margin of 10th Ave. North, North 36 deg. 00' West 39.8 ft. to an iron pin, the common corner of Lot Nos. 13 & 14 on the above plan; thence with the line of Lot Nos. 13 and 14 South 54 deg. 36' West, 80.0 ft. to an iron pin; thence leaving lot said lot line, South 35 deg. 00' East 39.8 ft. to an iron pin; thence North 54 deg. 36' East 80.0 ft. to the point of beginning.

Tract #2:
Being part of Lot No. 14 in the Sam Haslam's Plan of Davidson Co. Tennessee as shown of record in Book 21, Page 17, said Register's Office and being more particularly described as follows:

Beginning at a point 80 feet west of 10th Ave. North in the common line of Lots 13 & 14 in said plan, thence southerly 39.8 feet along the westerly line of the tract hereinabove described; thence at right

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angles 10 feet; thence northerly and parallel with 10th Ave., North 19.8 ft. to a point; thence westerly and parallel with Jackson St. 55 ft. to a point in the easterly margin of said alley 20 ft. to a point in the common line of Lot Nos. 13 & 14, thence along said lot line 65 feet to the point of beginning.

Being the same premises conveyed to David Blake McClure by Warranty Deed from Garvin Miller and wife, Fannie P. Stanley dated August 24, 2007 and recorded August 28, 2007 as Instrument No. 20070828-0103123, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1003 10th Avenue N, Nashville, TN 37208

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, has 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 10th day of October, 2014.

David Blake McClure by: Steve McClure
David Blake McClure by Steve McClure, his
Attorney in Fact
Attorney in Fact

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STATE OF Tennessee

County OF Wilson

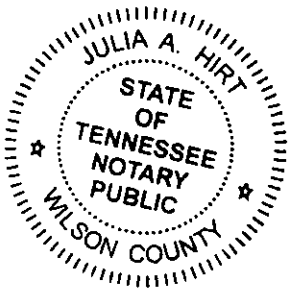
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Steve McClure, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Blake McClure as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of David Blake McClure, for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2014.

Notary Public

My Commission Expires: October 5, 2015

(SEAL)



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