WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/14 13:38 3 pgs
Fees:18.00 Taxes:850.63
20141027-0098821

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Oct, 2014

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

D. MACKEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-17-2016

MST 2014-0830

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Smith	Summit Funding	171030B17000CO
(NAME)	(NAME)	
117 Carriage Court	2241 Howard St #200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Sacramento CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Hardy W. Hemphill, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Smith, an unmarried man,** 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 30, TOWNHOMES OF FREDERICKSBURG, REVISION ONE, PHASE TWO, SECTION FIVE, CARRIAGE HOMES OF FREDERICKSBURG, as shown on plat of record in Plat Book 9700, page 578, revised in Instrument No. 20000804-0077800, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hardy W. Hemphill and wife, Nicole C. Hemphill by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated the 29th day of September, 1999 in Deed Book 11686, page 204, in the Register's Office of Davidson County, Tennessee. Nicole C. Hemphill conveyed all her interest in said property to Hardy W. Hemphill by Quitclaim Deed of record in Instrument No. 20000229001968 6, said Register's Office and dated 01/11/2000. Also see Affidavit of Scrivener's Error of record in Instrument No. 20141020-0096363, Register's Office of Davidson County, Tennessee.

The said Afsaneh Mahajerani, joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, subject to any and all existing easements and restrictions as shown of record in Plat Book 9700, page 578; Instrument Number 20000804-0077800; Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; Book 10126, page 435; Book 10224, page 683; Book 10294, page 850; Book 10694,page 541; Book 10774, page 945; Instrument Number 20000718-0070558 and Instrument No. 20050705-0076596; Book 8920, page 45; Book 10126, page 486; Book 10275, page 959; Book 10694, page 539; Book 11550, page 554; Book 8920, page 40; Book 10126, page 430; Book 10774, page 938; Book 11550, page 529; Book 7358, page 643; Book 9607, page 431 and Book 10709, page 143, in the Register's Office, Davidson County, Tennessee

This property, known as 117 Carriage Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 24th DAY OF Oct, 2014.

Hardy W. Hemphill by Yvette Meldrum, Attorney in fact

Hardy W. Hemphill by Yvette Meldrum Attorney in Fact

Afsaneh Mahajerani by Yvette Meldrum, Attorney in fact

Afsaneh Mahajerani by Yvette Meldrum Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, Attorney-in-Fact, for Hardy W. Hemphill and Afsaneh Mahajerani, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the he/she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Hardy W. Hemphill and Afsaneh Mahajerani, as her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 24th day of October, 2014.

Notary Public

My Commission Expires: 9/5/14

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

True Copy Certification

I, Yvette Lynn Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, D. Mackey a notary public for this county and state, [Yvette Lynn Meldrum] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16
Notary' Seal (if on paper)

