THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1426

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven A Feldman Leah Feldman 1305 Forrest Oaks Ct. N Nashville, TN 37221	Summit Funding, Inc. 2241 Harvard St.,#200 Sacremento, CA 95815	155080C13400CO

Davidson County DEEDWARR
Recvd: 10/27/14 14:22 3 pgs
Fees:18.00 Taxes:990.86
20141027-0098889

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $267,800.00

Affiant

Subscribed and sworn to before me, this the 24 day of October, 2014.

Notary Public

My Commission Expires: 2/21/2017
(Affix Seal)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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 **Peter J. Iano and Dorothy S. Iano, Trustees under the Peter J. Iano Living Trust Agreement and Dorothy S. Iano and Peter J. Iano, Trustees under the Dorothy S. Iano Living Trust Agreement, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Steven A Feldman and Leah Feldman, husband and wife ("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 Lot 134, POPLAR CREEK ESTATES, PHASE TWO, as shown on plat of record in Plat Book 6900, Pages 339-347, as amended in Plat Book 7900, Pages 888-889, 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 Peter J. Iano and Dorothy S. Iano (Trustees) under the Peter J. Iano Living Trust Agreement and Dorothy S. Iano and Peter J. Iano (Trustees) under the Dorothy S. Iano Living Trust Agreement by Warranty Deed from Namhee C. Brewer and husband, Stanley J. Brewer, recorded on the 3rd day of June, 2004 in Instrument No. 20040603-0065344, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1305 Forrest Oaks Ct N, Nashville, TN 37221**

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.

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 24st day of **October, 2014.**

GRANTOR(S)

Peter J. Iano , Trustee of the Peter J. Iano Living Trust

By: Peter J. Iano, Trustee

By: Dorothy S. Iano, Trustee

Dorothy S. Iano, Trustee of the Dorothy S. Iano Living Trust

By: Dorothy S. Iano, Trustee

By: Peter J. Iano

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 **Peter J. Iano Living Trust Agreement and Dorothy S. Iano Living Trust Agreement and the Doroth S. Iano Living Trust Agreement, UTA dated June 20, 2000** 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 24st day of **October, 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

True Copy Certification

I, Cari Mule', 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 therewith 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, Pamela Jo Smithson a notary public for this county and state, Cari Mule 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: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY