BILL GARRETT, Davidson County
Trans:T20140082298 DEEDWARR
Recvd: 10/31/14 14:08 2 pgs
Fees:13.00 Taxes:513.93
20141031-0100735

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $138,900.00.

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2014.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Octavia Plummer	**Summit Funding, Inc.**	**149-04-0A-019.00**
916 Townview Place	**2241 Harvard Street, Suite 200**	
Nashville, TN 37217	**Sacramento, CA 95815**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MOSS SPRINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OCTAVIA PLUMMER, a single woman,

HEREINAFTER CALLED THE GRANTEE, HER 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(s) 19, as shown on the map entitled Town View, of record in Instrument No. 20080320-0028273, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to RIBO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MURFREESBORO EDGE-O-LAKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20091103-0101474, dated October 26, 2009, said Register's Office. Being further conveyed to TOWNVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from RIBO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20131023-0110562, dated October 18, 2013, said Register's Office. Being further conveyed to MOSS SPRINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from TOWNVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140730-0067952, dated July 29, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **916 Townview Place, Nashville, TN 37217.**

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, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, her 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 17th day of October, 2014.

Moss Springs, LLC, a Tennessee limited liability company

By: _____

Mark A. Marshall, Manager, by Gregory S. Perrone, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney in Fact for Mark A. Marshall as Manager of Moss Springs, LLC, a Tennessee limited liability company, the within named bargainor(s), and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Mark A. Marshall, Manager of Moss Springs, LLC, a Tennessee limited liability company, the within named bargainor(s) by the said Gregory S. Perrone, as such Attorney in Fact.

Witness my hand, at office, this 17th day of October, 2014.

_____
Notary Public

My commission expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY