WARRANTY DEED

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2018

Return to:
Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st~~ 3rd day of ~~October~~ November, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Perry	Summit Funding, Inc.	01300003000
(NAME)	(NAME)	
1018 Jacobs Valley Road	2241 Harvard St, Ste 200	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Sacramento CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140083525 DEEDWARR
Recvd: 11/05/14 10:48 2 pgs
Fees:13.00 Taxes:695.60
20141105-0102171

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Allan Comer and Jennifer Comer, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daniel Perry and Tamara L. Perry, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 30, on 1st Revision Final Plat, Section One, Jacobs Valley, of record in Plat Book 9700, Page 811 and revised in Book 9700, Page 864, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Allan Comer and Jennifer Comer, husband and wife by Warranty Deed dated 08/24/2001 from Dale Pyron, a married man and Joe Pyron, an unremarried widower of record in Instrument 20010910-0098140, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) All matters as set forth per Plat Book 9700, Page 864, said Register's Office. (2) Restrictive Covenants of record in Book 11119, Page 976, said Register's Office. (3) County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1018 Jacobs Valley Road, Joelton, TN 37080
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

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/or 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 30th day of October, 2014.

Allan Comer

Jennifer Comer

State of Tennessee
County of Sumner

Personally appeared before me Allan Comer and Jennifer Comer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2014.

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

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