WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086392 DEEDWARR
Recvd: 11/17/14 10:54 2 pgs
Fees:13.00 Taxes:547.60
20141117-0105766

R-RR-14-121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lydia E. Dixon	**Summit Funding, Inc.**	
(NAME)	(NAME)	**051-08-0-123.00**
121 E. Due West	**2241 Harvard St., Suite 200**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Sacramento, CA 95815**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIAM H. PENN AND WIFE, MARTHA PENN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LYDIA E. DIXON, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. F on the Plan of Due West Montague Subdivision of record in Plat Book 421, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William H. Penn and wife, Martha Penn by deed from Trustee, Inc., Trustee of the Ruthie V. Leatherwood Family Trust of record in Instrument No. 20060727-0091025 Register's Office for Davidson County, Tennessee, dated July 27, 2006 and recorded on July 27, 2006. (Value of consideration shown in aforementioned deed $128,900.00.)

This conveyance is subject to:
- Taxes for the year 2015 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 152, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **121 E. Due West , Madison, Tennessee 37115**.

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 assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 14th DAY OF NOVEMBER, 2014.

William H. Penn

Martha Penn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. PENN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2014.

Notary Public
My Commission Expires: 03/08/16
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA PENN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2014.

Notary Public
My Commission Expires: 03/08/16
(SEAL)



RETURN TO:
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Nashville, TN 37212