Davidson County DEEDWARR
Recvd: 11/25/14 14:51 2 pgs
Fees:13.00 Taxes:1313.50
20141125-0108844

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zilke Carolyn ~~O'Reilly~~ 2311 Carter Ave. Nashville, TN 37206	Summit Funding Inc 2241 Harvard Street Ste 200 Sacramento, CA 95815	083040- 099.00

THIS INDENTURE, made this 19th day of November, 2014 between

Terri B. Borders, married

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Carolyn Zilke, a single woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being parts of Lot Nos. 54 and 55 on the Map of Brownsville, of record in Book 21, Page 9, Register's Office for said County, and described as follows:

Beginning at a point in the center line of Carter Street 120 feet East of the common corner of Lots Nos. 55 and 56; thence with the center line of Carter Street, Easterly 88 feet; thence Northerly parallel to the Westerly line of Lot No. 55, 485 feet more or less, to a point; thence Westerly 88 feet; thence Southerly 485 feet more or less to the beginning.

Being the same property conveyed to Terri B. Borders by Warranty Deed dated 2/14/14 from Teatra T. Ivy and husband, Vernon Ivy of record in Instrument No. 20140219-0014042, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

This is (X) improved ( ) unimproved property known as: 2311 Carter Ave., Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Terri B Borders
Terri B. Borders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terri B. Borders, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of November, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $355,000.00.

Terri B. Borders
Affiant

Sworn to and subscribed before me, this 19th day of November, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017